

October  
2015

# The Hickory Farms Newsletter

## Board of Directors Members & Officers

### President

Bruce Bernhardt 989-0751

### Vice President

Chuck Stewart 425-7368

### Treasurer

Dante Gilmer 978-0621

Brenda Denny 623-3779

### Secretary - Ed

Wagner 425-7875

### Community Grounds, Paths & Woods – Don & Sara

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

### At Large – Brian

Roethlisberger 426-9099

Mike Mehrman 323-0801

## Valued Volunteers

### Email ("Listserv")

Stefan Schwarz

### Social Committee – Vacant

### Architectural Reviews

Keith Ferguson (Interim

Chairperson) 323-1067

Donna Garfield, Ed

Kiechlin, Kirk Randall

Carole Rogers

Stefan Schwarz

### Newsletter Delivery – John

Kitzmilller, Heather Webb

Leslie Morrissette

Dante Gilmer, Sondra

Arnold, Ed Kiechlin

Claire & Sean Coleman

Debbi 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*

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**Please welcome our newest  
advertiser, Outroop, who can  
provide trusted and vetted  
contractors to work at your home.**

**Our Annual Meeting will be held  
October 20<sup>th</sup> at 8 PM in Room 112  
at the Green Acres School/Center  
on Sideburn Road.**

**We need you to attend the Annual  
Meeting in person or by proxy to  
meet the required quorum.  
You may now email your proxy.**

**Attend the Annual Meeting and  
win \$\$\$\$!**

**Thank you, Pete Scala, for  
organizing yet another successful  
yard sale last month.**

## **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
- Get an advance copy of this newsletter in PDF format.

Visit <http://www.hickoryfarms.org/E-mail.htm> -- Click "Join Group"

## **We Need You at the October 20<sup>th</sup> Annual Meeting – Either in Person or By Proxy**

Our Annual Meeting will be held Tuesday October 20<sup>th</sup> at 8 PM at the Green Acres Center on Sideburn Road. If you cannot attend the Annual Meeting in person, please complete a proxy (paper or email) so that someone may vote on your behalf. We need you to attend in person or your proxy to have a quorum. The proxy document is included as a document separate to this newsletter. You can now email your proxy.

We need your participation to conduct important Association business, including the election of members of the Hickory Farms Board of Directors, the consideration of amendments to the Hickory Farms Rules and Regulations and By-Laws, and affirmation of the 2016 budget.

The following nominees have agreed to serve on the Board of Directors during the 2016 term. Anyone else wishing to run should contact a member of the Nominating Committee: Chuck Stewart (703-425-7368), Dante Gilmer (703-978-0621), Don Lobeda (703-539-8472). You may also nominate yourself at the October 20<sup>th</sup> Annual Meeting.

Bruce Bernhardt	Ed Wagner
Vanessa Franck	Dante Gilmer
Don Lobeda	Mike Mehrman
Brand Niemann	Kirk Randall
Brian Roethisberger	Charles (Chuck) Stewart

A complete listing of Directors and Officers will be posted at [www.hickoryfarms.org](http://www.hickoryfarms.org) and on the masthead of the Newsletter following the next meeting of the Board of Directors.

**Come to the October 20<sup>th</sup> Annual Meeting And Pay \$0 Annual Dues in 2016** - If you personally attend the Hickory Farms Annual Meeting on October 20<sup>th</sup> at 8PM at the Green Acres Center on Sideburn Road, you will have one chance to pay zero 2016 Annual Dues, a savings of \$150. Only homeowners may participate and only one entry per property owner. Sorry, but members of the Board of Directors and their families are not eligible. (9-10)

**Directions to Green Acres Center** - From Still Meadow Road, turn right on Roberts Road. At the stop sign, turn left onto Forest Avenue and then turn left onto Sideburn Road. Green Acres Center is two blocks down on the left. (10)

**Amendments to the Hickory Farms Rules and Regulations** – The Board of Directors approved the following amendments to the Rules and Regulations at their October 6<sup>th</sup> meeting. They will be presented to the Association members for their affirmation at the Annual Meeting:

### **1.2 When Approval of the Architectural Control Committee (ACC) is Required**

[Declarations, Article VII Restrictive Covenants, Section 2]:

- d) In the event a structure alteration is not approved, the Architectural Control Committee shall direct the homeowner to make any necessary changes to comply. If the homeowner fails to make application or make the required changes to comply, the Architectural Control Committee shall advise the Board of Directors. The Board of ~~Directors~~ or any homeowner may ~~shall~~ initiate legal proceedings to bring any property



into compliance with the Deed of Dedication and Declaration of Covenants, Conditions and Restrictions and the Hickory Farms Rules and Regulations. ~~force application and bring the property into compliance, up to and including monetary charges of up to \$10.00 per day plus Association court costs and reasonable attorneys' fees in obtaining a lien against the property.~~ See the Due Process Procedures for amplifying information.

**1.11 Restriction on Parking Boats, Trailers, Tents or Temporary Structures or Portable Vehicles other than Automobiles Forward of a Dwelling for**

**Longer than Seven Calendar Days** [Declarations, Article VII Restrictive Covenants, Section 11]:

- c) ~~Self-storage~~ Storage containers and portable storage units, ~~including so-called storage pods,~~ may be kept on a homeowner's property for no more than seven ~~thirty (30)~~ consecutive calendar days. ~~This period may be extended to a later date, as approved by the Board of Directors for good cause.~~ Such storage containers may only be for the personal use of the resident; business or trade uses are prohibited.

**Amendment to the Hickory Farms By-Laws** – Amendments to the Hickory Farms By-Laws require a “majority vote of a quorum of members present in person or by proxy at a regular or special meeting of the membership.” We therefore need your presence at the Annual Meeting, in person or by proxy, to approve this amendment.

**ARTICLE IV, BOARD OF DIRECTORS, SELECTION: TERM OF OFFICE**

**Section 1. Number.** The affairs of this Association shall be managed by a Board of ~~seven~~ at least three (3) directors, all of whom must be members of the Association. The Board has the authority to add Directors as required to meet the needs of the community.

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**Where Do Your Annual Dues Go?**

Dante Gilmer and Brenda Denny

Every year we homeowners religiously pay our annual dues by January 7<sup>th</sup>. But, where does the money go?

Over 90% of our approximately \$30,000 annual budget goes for the upkeep and maintenance of our common areas, paths and grounds. This does not include sidewalks and roads in our neighborhood, which are maintained by the Virginia Department of Transportation (VDOT).

Maintaining our common areas is not just mowing the grass and trimming the hedges. The Common Grounds Chairpersons, Don Lobeda, work to head off potential problems before they occur such as taking out leaning and dead trees which can lead to property damage and cutting back overgrowth of vegetation which takes away from the beauty and usefulness of our Common Areas and paths. They also arrange for maintenance in the aftermath of storms, such as we experienced earlier this month. This requires the ability to deal with problems as quickly as possible, mainly by having the cash to pay for work to be done. This is why our community has a reserve fund to deal with problems as they arise and not have to have collect special assessments from homeowners to pay for large expenditures.

Our community is forty years old now. This means our trees, paths and vegetation are showing their age. There is a good chance our Common Areas were damaged by the heavy rains in recent weeks and we will likely spend thousands of dollars in cleanup costs. Our reserve fund gives us the ability to clean up debris and remove broken trees and tree limbs after such storms.

**ADC Property Services**  
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| √ Rent Collection      | √ Accurate Year End Statements                  |
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| √ Property Maintenance |   |

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There is no way to 100% accurately forecast what our Common Area, grounds and paths maintenance expenses will be needed in any given year. One thing that is a given is that our asphalt paths are showing there are and are due for a significant amount of expensive maintenance. A few years ago, we repaired a small section of Lower Common Area path at a cost of \$7,500.

There will be projects planned for the paths and Common Areas to completed in 2016. We will be discussing them at the October 20<sup>th</sup> Annual Meeting. Please attend and participate in the decision process. If you can't attend in person, then please send your proxy to the Hickory Farms Secretary or with a neighbor who is coming to the meeting.

### **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)

### **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)

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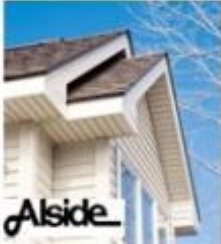
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### Architectural Control Committee Approvals

None

### Do You Want to Add “Webmaster” to Your Resumé?

We need a web savvy resident to take over responsibility for our web page from Kirk Randall, who initiated the community’s web presence in 2004 and has managed [www.hickoryfarms.org](http://www.hickoryfarms.org) over the past 11 years. The site is currently very plain vanilla and requires only a minimal amount of maintenance. Kirk will continue to edit the newsletter and upload new issues to the web site. Creative web enthusiasts are encouraged to call President Bruce Bernhardt at 703-989-0751.

### The Electric Company Wants to Give You \$50

If your refrigerator is more than ten years old, Dominion Virginia Power wants to give you \$50 for your working refrigerator. For more information, call 844-685-7462 or visit <https://jacoinc.net/LandingPage/Index?programID=180>

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**This Month's Home Maintenance Checklist**

<p><b>Test Smoke Alarms &amp; Carbon Monoxide Detectors</b> – We recommend that you replace smoke detector batteries and don't wait for them to die. Press test buttons on 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; replace the unit when indicated on the unit's instructions. Check the date on each alarm. Most older smoke and carbon monoxide alarms should be replaced after seven years. Replace them with alarms that are guaranteed for ten years.</p>
<p><b>Water Heater Flushing</b> – Drain the hot water heater to remove sediment that makes it run inefficiently. If gas operated: Turn the gas valve to the "pilot" setting. If electric: Turn off the circuit breaker. 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 hot water faucet to help the water drain freely. 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 back to the "on" setting, or the electric circuit breaker back on.</p>
<p><b>Furnace &amp; Heat Pump Fall Checkup</b> – Schedule a fall service checkup.</p>
<p><b>Dehumidifier Shutdown</b> – Clean out the dehumidifier bucket and vacuum the coils.</p>
<p><b>Test Water Overflow Alarms</b> – Avoid floods by placing water overflow alarms next to your washing machine, hot water heater, etc.</p>



Deborah L. Lewis, CFP®, ChFC®, MBA, CPA  
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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.

### **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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<b>Hickory Farms Community Association</b>		
<b>Adopted FY 2016 Budget</b>		
	<b>FY 2015 Projected Budget Final</b>	<b>FY 2016 Budget Adopted by Board of Directors Oct 6</b>
<b>INCOME</b>		
Annual dues	\$29,700	\$29,550
Interest - Checking	\$0	\$0
Interest - CDs	\$10	\$10
Prior Year Dues	\$600	\$0
Late Fees	\$1,200	\$0
Legal Costs/Fees	\$0	\$0
Advertising	\$1,600	\$1,600
<b>Total Income</b>	<b>\$33,110</b>	<b>\$31,160</b>
<b>EXPENSES</b>		
Tax Preparation/Audit	\$300	\$300
Bank Charges	\$20	\$20
Director's Insurance	\$1,850	\$2,000
Liability Insurance	\$325	\$400
Surety Insurance	\$275	\$350
Legal Fees	\$300	\$500
Landscape/Maintenance	\$20,000	\$32,000

Miscellaneous	\$300	\$300
Social	\$250	\$250
Neighborhood Watch	\$0	\$0
Printing	\$1,400	\$1,600
Taxes/Fees	\$250	\$300
Postage	\$100	\$100
Total Expenses	\$25,270	\$38,120
<b>Budget Overage/Underage</b>	\$7,840.00	-\$6,960
<b>Annual Dues Unchanged</b>		\$150.00

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### Here's Another Reason to Keep Your Dog Leashed While Walking Her

Admit it, lots of folks let their dog off the leash while walking them. I notice this frequently along the North Path, where I live. In September, someone was walking their dog off-leash in nearby Daniel's Run Park when it was attacked by not one, but two coyotes. Coyotes are living right here in Hickory Farms. The saying is that when coyotes move in, foxes move out. Coyotes are now the largest predators of small wild animals, foxes, cats, and now unleashed dogs.

(10)

**Hickory Farms Real Estate Activity**  
Arlene Da Cruz (Tumbleweed Ct)

Address	Model	Bed rooms	Baths	Listing Price	Sold Price	Seller Subsidy	Days on Market	Status / Date Sold
(1) 4338 Farm House	Colonial	4	2	\$569,888			29	Active
(2) 4296 Country Squire	Split Level	5	4	\$669,000			67	Under contract 9/17/15
(3) 4336 Still Meadow	Split Level	4	2.5	\$585,000	\$609,000	\$0	4	Sold - 5/29/15
(4) 4310 Still Meadow	Split foyer	4	3	\$525,000	\$520,000	\$0	8	Sold - 8/19/15
(5) 4370 Harvester Farm	Split Level	4	2.5	\$565,000	\$555,000	\$10,000	22	Sold - 9/30/15
(6) 10015 Cotton Farm	Split Level	4	2.5	\$2400	\$2,400	-	91	Rented - 7/17/15

(1) Meticulously maintained with upgraded kitchen and baths. Hardwood floors and new carpet. Rear addition.

(2) Largest home in Hickory Farms (3,521 SF). Open floor plan with many upgrades - windows, siding, gutter guards, kitchen, heat pump, and more.

(3) Spectacular home with pool, hot tub, and views over common area. Freshly repainted throughout. Spacious open floor plan. Renovated kitchen and baths. Hardwood floors. New HVAC systems.

(4) Updated kitchen. Screened in porch. Hardwood floors. Large fenced in backyard.

(5) Many upgrades, including hardwood floors, granite counters, corner lot.

(6) Many upgrades, including new kitchen, screened in porch off dining room.

**Information provided by Arlene Da Cruz and Dominic Da Cruz – Da Cruz Real Estate Group - full service Realtors and Hickory Farms residents.** Arlene and Dominic are associated with Weichert Realtors ([www.arlenedacruz.com](http://www.arlenedacruz.com)) and are also sole proprietors of ADC Property Services, a family-owned Property Management business managing rental properties. 571-436-6551 - [arlenemyrealtor@gmail.com](mailto:arlenemyrealtor@gmail.com) (1-4-7-10)

**Birds of Hickory Farms—Fall 2015**  
Bob Cosgriff—Cotton Farm Road

Fall is officially here, so it is a good time to review how our community bluebird trail did this year. The table below shows results by species for the past four years:

	EABL	TRES	CACH	HOWR
2012	6	4	0	3
2013	22	16	0	8
2014	16	4	0	4
2015	12	4	4	0

Legend: EABL = Eastern Bluebird; TRES = Tree Swallow; CACH = Carolina Chickadee; HOWR = House Wren (Official Bird Banding Laboratory species codes)
---

The results clearly show that the number of bluebirds fledging spiked in 2013 and then has declined each of the two years since. County- and statewide results for 2013/2014 track with our experience. There was a sharp drop-off in 2014, believed to be attributable in large part to the severe winter of 2013-2014. There probably was not enough food to sustain all the birds born in 2013. The same is likely the case for the decline from 2014 to 2015. We do not have the statewide compilation for 2015 yet to confirm this at this time.

Despite having fewer bluebird fledglings this year compared to the previous two years, we did have three successive nestings (in three different boxes), with the last (third) brood fledging in the upper common grounds on 28 August, which is relatively late in the season. This shows that our habitat is appropriate for bluebirds if they are able to pull off not only a second nesting, but a third as well.

What is somewhat surprising is the total lack of successful House Wren nesting in our boxes this year. Wrens were singing here throughout the summer, and there were a couple of unsuccessful attempts. On the other hand, we did enjoy our first Carolina Chickadee brood in four years.

The aggressive and non-native English Sparrow was in evidence throughout the breeding season, filling boxes that should have been taken by bluebirds and tree swallows.

As for other birds, we added one species to the neighborhood list this year: Acadian Flycatcher. This drab bird of moist woodlands was heard singing along the creek on both sides of Cotton Farm Road on multiple occasions. Our neighborhood species count is up to 114 birds. While not a new neighborhood bird, our second-ever Mississippi Kite was spotted on 2 August. This attractive raptor seems to be expanding its range northward. I sent a report of this sighting to the "Voice of the Naturalist" website run by the Audubon Naturalist Society (ANS), so Hickory Farms was mentioned in the weekly ANS report!

So now that the breeding season is over, what's next in the bird world? Well, it's moving time! Many of our summer species are already in or on their way to their wintering grounds in the southern U.S., Caribbean, and Central and South America. Other songbirds, such as the White-throated Sparrow and Northern Junco, will soon arrive from Canada and points north. September is the peak time when shorebirds pass through our area: the Chesapeake Bay and the DELMARVA beaches are the best places to see these birds on their way south. Hawks are on the wing now, and will be passing through until November: nearby mountains or coastal areas are best to see them. Ducks, geese and swans will start south in October and many species over-winter here in rivers, bays and even inland lakes, including nearby Royal Lake, Mercer Lake and Burke Lake.

So as the leaves begin to turn, and flocks of geese fly in large skeins overhead, be aware that the natural world has its own clock and now is a good time to see it in operation with the "changing of the guard" in the bird world. Have a great autumn!

## 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	Oct 2		
Sat	Oct 3	Jason Zhao	Laura Feng
Fri	Oct 9	John Verheul	Tami Verheul
Sat	Oct 10	Dave Maurer	Sanjeev Munjal
Fri	Oct 16	Dave Dempster	Dawn Dempster
Sat	Oct 17	Susan Mulliner	Brenton Mulliner
Fri	Oct 23	Ron Arnold	Charles Walters
Sat	Oct 24	Harry Herchert	Ginny Herchert
Fri	Oct 30	John Kitzmiller	
Sat	Oct 31	Matt Franck	Vanessa Franck
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	Debbie Buchanan	

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

**2015 Hickory Farms Community Association Annual Meeting Proxy  
For the Annual Meeting to Be Held October 20<sup>th</sup> at 8 PM  
Green Acres Center - 4401 Sideburn Road**

**Under the provisions of the Hickory Farms By-Laws, we need you in person at the Annual Meeting or your proxy in order to have a quorum at the annual meeting.**

**By email** – Send the following to [ewagnerb@gmail.com](mailto:ewagnerb@gmail.com) : “I appoint [“the Secretary of the HFCA” or another homeowner] 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, 2015, or any adjournment meeting thereof.” Include your name, street address, and telephone number.

**By Paper Proxy** - Deliver or mail this signed paper proxy to Secretary Ed Wagner at 4356 Harvester Farm Lane by Sunday October 18<sup>th</sup> or have it delivered to the Secretary in person at the Annual Meeting.

I, \_\_\_\_\_, homeowner and member of the Hickory Farms Community Association (HFCA):

\_\_\_\_\_ appoint the Secretary 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<sup>th</sup>, 2015, or any adjournment meeting thereof.

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

Street Address \_\_\_\_\_ Date \_\_\_\_\_

Note: Under the HFCA By-Laws, no person other than the Secretary may vote more than four proxies.