

October
2016

The Hickory Farms Newsletter

Board of Directors Members & Officers

President
Bruce Bernhardt 989-0751
Vice President
Chuck Stewart 425-7368
Treasurer
Brenda Denny 623-3779
Secretary
Ed Wagner 425-7875
Common Areas – Don
Lobeda 539-8472
Neighborhood Watch
Vanessa Franck 483-0730
Records Management
Brand Niemann 503-8124
Newsletter Editor
Kirk Randall 425-0210
Community Yard Sale (Fall)
Pete Scala 764-0730
Architectural Control
Committee - Brian
Roethlisberger 426-9099
At Large – Mike Mehrman
323-0801 &
Dante Gilmer 978-0621
Webmaster
Bryan Crabtree 658-5156

Valued Volunteers

Email ("Listserv")
Stefan Schwarz
Social Committee
Kendra Seymour
Architectural Reviews (ACC)
Brian Roethlisberger
(Chair), Keith Ferguson
Donna Garfield, Ed
Kiechlin, Kirk Randall
Stefan Schwarz
Newsletter Delivery – John
Kitzmiller, Heather Webb
Leslie Morrisette
Dante Gilmer, Sondra
Arnold, Ed Kiechlin
Claire & Sean Coleman
Debbi Buchanan

Get Email addresses at
www.hickoryfarms.org
All telephone area
codes are 703-

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

Our Annual Meeting will be held October 18th at 8 PM at the Green Acres Center on Sideburn Road.

We hope that you are participating in the online discussion about the proposal to contract out the inspection of our properties so as to improve the appearance of our community and increase efficiency and fairness of enforcement. HFCA President Bruce Bernhardt is managing this discussion. Please read the article below.

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

Please welcome our newest advertiser (and neighbor) Fairfax Memorial Park Cemetery and Funeral Home. The Cemetery is offering a 15% discount on pre-need funeral plots during October (Funeral Home and Cremation services not included).

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"



Your Community Needs YOU!

Hundreds of volunteers have stepped forward over the past 40 years to make Hickory Farms the wonderful place it is today to live, perhaps raise a family, and enjoy surrounding attractions.

Annual Meeting time in October is traditionally when folks step down from their positions of service to the community and are replaced with others. We are losing four of our nine Board members this month. Please consider volunteering so as to keep our unbroken chain of volunteer community service going into our fifth decade.

Changes to Our Association Lineup

After serving as a member of the Board of Directors and our Neighborhood Watch Coordinator, **Vanessa Franck** (Cotton Farm) is stepping down to devote her energies to other volunteer activities. Please give Vanessa a hearty "Thank You" the next time you see her and wish her well in the future."

Mike Mehrman (Cotton Farm) is stepping down from the Board of Directors due to pressing work responsibilities. Please also thank Mike for his service.

After serving on the Board of Directors for 13 years, **Dante Gilmer** (Farm House) is stepping down to spend more time volunteering at his church.

Brand Niemann (Still Meadow) is also stepping down from the Board of Directors. Please thank Brand for his service to the community the next time you see him.

After serving five years as Secretary of the Board of Directors, 33-year resident **Ed Wagner** (Harvester Farm) is stepping down to spend well-deserved time as a retiree. Please thank Ed for his service the next time you see him.

Please welcome our new Social Committee Chairperson, **Kendra Seymour** (Farm House), who will be organizing the neighborhood Halloween activities this month.

After serving as the community Newsletter editor for nearly ten years, 30-year resident **Kirk Randall** (Country Squire) is retiring effective this issue.

Carole Rogers (Harvester Farm) recently stepped down from the Architectural Control Committee after nearly eight years of volunteer service. Please thank Carole for her service the next time you see her.

New resident **Bryan Crabtree** (Cotton Farm) has graciously offered to assume management of the Hickory Farms web page. Welcome aboard, Bryan.

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Fairfax Memorial Funeral Home & Crematory

Contact us for funeral and cremation services

(703) 425-9702 – www.fmfh.com



Join the Team! We Need.....

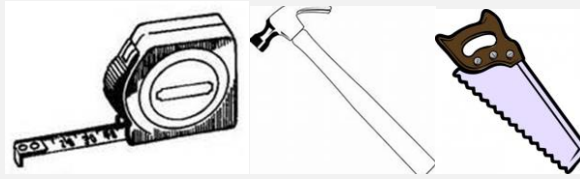
Members of the Board of Directors - Members aren't elected to a particular position at the Annual Meeting, just to the Board. A good position is as a Member-at-Large, for which total time involvement averages about two hours per month. The Board meets in person for two hours every 2-3 months. Under the HFCA By-Laws, the Board is required to have a minimum of five members. We only have five up for election as of this date and more is better! Please volunteer! Contact [Chuck Stewart](mailto:Chuck.Stewart@hfca.com) (703-425-7368).

A Neighborhood Watch Coordinator – Help keep our neighborhood safe. It is not necessary that this person be a member of the Board. Total time involvement is about four hours a month and most work is done via email. Contact [Bruce Bernhardt](mailto:Bruce.Bernhardt@hfca.com) (703-989-0751).

A Newsletter Editor – Time involvement is whatever the Editor makes of it, which could range from 2-9 hours a month. It is not necessary that this person be a member of the Board. Contact [Bruce Bernhardt](mailto:Bruce.Bernhardt@hfca.com) (703-989-0751).

Members of the Architectural Control Committee - The ACC reviews applications for proposed changes to the exteriors of our homes. Time involvement is under 30 minutes a month. All ACC business is done via email. Contact [Brian Roethlisberger](mailto:Brian.Roethlisberger@hfca.com) (426-9099).

Remodeling Services by *Handyman-On-Site* (David Cortez)



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571-313-9550 HM-On-site@Hotmail.com

The October 18th Annual Meeting Needs You – Either in Person or By Proxy

Our Annual Meeting will be held Tuesday October 18th 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 to the Hickory Farms Board of Directors, affirmation of the 2017 budget, and discussion of a proposal to contract out the inspection of homes to ensure they conform with our Declaration (the Hickory Farms “constitution”) and Rules and Regulations. The intent is to improve the appearance of our community and increase efficiency and fairness in the enforcement of our standards.

The following members have agreed to serve on the Board of Directors as of this date. Anyone else wishing to run should contact Chuck Stewart (703-425-7368).

Bruce Bernhardt
Kirk Randall
Don Lobeda

Charles “Chuck” Stewart
Brian Roethisberger

The following Officers, who are appointed by the Board of Directors, have agreed to serve in 2017:

Brenda Denny	Treasurer	Kendra Seymour	Social Committee
Bryan Crabtree	Webmaster	Pete Scala	Community Yard Sale

A complete listing of Directors and Officers will be posted at www.hickoryfarms.org and on the masthead of the Newsletter following the next meeting of the Board of Directors.

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)



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Let me help you protect your family, your income and your future through comprehensive financial planning. Please contact my office if you would like more information about the products and services that we offer. **-Debbie Lewis (Your Hickory Farms Neighbor)**

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.

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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To Contract or Not to Contract – Alternatives to Our Understaffed In House Program for Ensuring Compliance with Our Rules and Regulations

Brian Roethlisberger
Architectural Control Committee Chairman

In last month's newsletter and on the Hickory Farms (HF) e-mail LISTSERV service, an article entitled *Hickory Farms – A Neighborhood in Decline? A Proposal to Subcontract the Process of Reviewing Homeowner Compliance with Our Rules & Regulations* was published/posted. The purpose of this article was to suggest that the overall appearance of the neighborhood has been slowly declining over the years and to introduce the idea of potentially contracting out a portion of the Hickory Farms (HF) property inspection process to an outside property management firm. The goals of this action would be to increase the frequency of the property inspections (from every few years to annually), minimize the potential for bias (with HF residents inspecting other HF residents) and reduce the time burden on HFCA Board members and Architectural Control Committee (ACC) volunteers that have performed this process historically. A follow-up e-mail, posted on the LISTSERV by the HFCA President Bruce Bernhardt, emphasized that it would remain with the volunteer HFCA Board and ACC members, all fellow neighbors, to determine if corrective actions would be requested of individual lot owners and communicating with individual property owners regarding corrective actions needed (including negotiating reasonable schedules to complete corrective actions). In other words, it was the original intention of the Board members that enforcement would remain the purview of the HFCA. To date, approximately 25% of HF homeowners have taken the opportunity to express their views concerning the community

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appearance and the proposal through the HF e-mail LISTSERV. If you haven't had a chance to express your views, the Board would still like to hear from you. You may join the discussion online by responding to the subject e-mail post on the LISTSERV or communicate your thoughts directly to Bruce Bernhardt at bnbnjb06@coxnet. If you aren't already a member of the HF LISTSERV you can find instructions on how to join at this link: <http://hickoryfarms.org/E-mail.htm>. The original article in the newsletter can be accessed here: <http://www.hickoryfarms.org/Newsletters/HF%20Newsletter%20Sep%202016.pdf>. We look forward to hearing from you!

And, of course, please attend the October 18th Annual Meeting for what should be a lively discussion of this topic!

Here's Another Reason to Keep Your Dog Leashed

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 live right here in Hickory Farms](#). The saying is that when coyotes move in, foxes move out. Coyotes are now the largest area predators of small wild animals, foxes, cats, and now unleashed dogs.

(10)



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Community members get 5% discount on all service calls.

In Hickory Farms, 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 and, of course, lock the doors. (10)

Convenient Vehicle Registration Services Available 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 less than 20 minutes. (4-10)



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This Month's Home Maintenance Checklist

Test Smoke Alarms & Carbon Monoxide Detectors – 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.

Water Heater Flushing – 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.

Furnace & Heat Pump Fall Checkup – Schedule a fall service checkup.

NEW – NEW – NEW - Check Your Fire Extinguishers – You should have one on each floor and in the garage. Make sure the pressure dial indicates green; if not, replace it. Check the manufacture date and replace it if it is more than 12 years old. Before you trash the old one, *turn it upside down* and pull the trigger until all the gas is released.

 <h2 style="text-align: center;">Professional Realtors With a Family Touch</h2>	
<h3>4 ½ % Full Service Listings</h3> <ul style="list-style-type: none"> ✓ Full MLS ✓ State of the art internet marketing ✓ Showcase Listing's on Realtor.com ✓ Featured om Realtor.com & Zillow.com ✓ "Just Listed" Postcards ✓ Open Houses with postcard announcements ✓ Full color brochures inside and out ✓ Featured listings on Listingbook.com ✓ Professional contract negotiations 	<h3>Cash Back to All Our Buyers</h3> <ul style="list-style-type: none"> ✓ Seller pays realtor commissions ✓ We give a portion of the commission to our homebuyers at settlement ✓ We give \$500 per \$100,000 on the sales price of resale homes Example: \$400,000 home = \$2,000* credit \$800,000 home = \$4,000* cash closing credit ✓ We give \$1,000 per \$100,000 on new construction homes Example: \$800,000 Home Purchase = \$8,000* cash credit at closing <small>*Based on 3% commission</small>
<p>Ken Danger - Realtor (202) 352-3225 Long Time Hickory Farms Resident</p> <p>Linda Min - Realtor (703) 655-3597</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>	<h1 style="font-size: 4em; margin: 0;">4</h1> <h2 style="margin: 0;">½ % Full Service Listings & Cash back to all buyers!</h2>

Are You Paying Too Much for Your Trash Service?

Most folks in Hickory Farms use one of the following trash services for twice a week pickup:

American Disposal Services
www.americandisposal.com
703-368-0500

Republic Services Trash (formerly AAA)
www.republicservices.com
703-818-8222

Both companies tend to raise their rates slowly, until they get to be a bit too high. That's when it is time to call them, ask for a reduced rate (since that is what they may be charging our neighbors), or threaten to switch providers. You do this with your cable company, don't you?

We have American, whose rates went from \$60/quarter to \$66 in January 2015 and then to \$72 in January 2016, and has already been raised for some residents to \$78. 8.3-10% annual rate increases seem kind of excessive given that inflation is currently running around 1%. The lowest price I could find is \$66/quarter from American, but the homeowner expects an increase to \$72 imminently. One neighbor, however, says they are paying only \$60 to American.

If you have a better deal with American or Republic, please let your neighbors know by posting a message on the Hickory Farms Listserv (If you're not already a listserv member, please join by visiting <http://www.hickoryfarms.org/E-mail.htm>).

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How Many People May Reside in a Hickory Farms Home?

The Fairfax County [zoning ordinance](#) limits how many people can live in a single residence such as we have here in Hickory Farms (see www.fairfaxcounty.gov/code/property/overcrowding.htm). In general:

- No more than one family, plus two renters, may live in one house.
- No more than four unrelated people may live in one house.

However, the rules define that more than one person can live in a residence:

- One family, which may consist of one person or two or more persons related by blood or marriage with any number of natural children, foster children, step children or adopted children and with not to exceed two roomers or boarders.
- Two single parents or guardians with not more than a total of six of their dependent children, including natural children, foster children, step children or adopted children, functioning as a single housekeeping unit.
- A group of not more than four persons not necessarily related by blood or marriage functioning as a single housekeeping unit.
- One person or two persons one of whom shall be elderly and/or disabled, and one or both of whom own the dwelling unit, plus one family, which may consist of one person or two or more persons related by blood or marriage, and with any number of natural children, foster children, step children or adopted children.

Family Hair Care

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Already serving many Hickory Farms residents.

Tuesday – Friday 10 - 7

Saturday – Sunday 10 – 6

Closed Monday

Directions: Right on Roberts Rd – Left on Sager Ave – Right on Old Lee Hwy –
Left on Layton Hall Dr – Left on Democracy Ln to 10329 Democracy Ln on the left

[Click Here](#) for a map - only 7 minutes from Hickory Farms

Please call Holly at 703-539-8393 and mention that you are from Hickory Farms.

The Hickory Farms Community Association is not empowered to address overcrowding issues. If you have any questions or complaints, call Zoning Enforcement at 703-324-1300 or file a complaint online at www.fairfaxcounty.gov/fido/complaints/comp_submit.aspx (10)

Whoever is Stealing Signs in Hickory Farms – Stop It

Hickory Farms Board of Directors

In recent years, someone has vandalized or stolen our Annual Meeting announcement signs that are posted for a week or so prior to the meeting date. Be assured that the Board of Directors will press charges against the thief or thieves. Someone has also been stealing real estate signs and dumping them in both community property and private yards. If you see someone tampering with signs in our community, please call the police at its non-emergency number 703-691-2131 and give a description of the person. Don't confront the vandal. They've already committed one crime; we don't want another. Note to the offender(s): A lot of homes in our community now have video security cameras that could catch you in the act.

Architectural Control Committee Approvals

4296 Country Squire - Chimney

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!

Sat	Oct 1	John Kitzmiller	
Fri	Oct 7	Ed Wagner	
Sat	Oct 8	Pam Barrett	Tom Barrett
Fri	Oct 14		
Sat	Oct 15		
Fri	Oct 21		
Sat	Oct 22	Jason Zhao	Laura Feng
Fri	Oct 28	David Froberg	Beverly Froberg
Sat	Oct 29	Wendy Chen	Tony Dong
Fri	Nov 4		
Sat	Nov 5		
Fri	Nov 11	John Verheul	Tami Verheul
Sat	Nov 12		
Fri	Nov 18		
Sat	Nov 19	Dave Dempster	Dawn Dempster
Fri	Nov 25		
Sat	Nov 26	Brian Roethlisberger	
Fri	Dec 2		
Sat	Dec 3	Ron Arnold	Charles Walters
Fri	Dec 9		
Sat	Dec 10		
Fri	Dec 16	Dave Maurer	Sanjeev Munjal
Sat	Dec 17		
Fri	Dec 23	Susan Mulliner	Brenton Mulliner
Sat	Dec 24		
Fri	Dec 30	Harry Herchert	Ginny Herchert
Sat	Dec 31		

Fri	Jan 6		
Sat	Jan 7	Angel Meza	Jason Meza
Fri	Jan 13	Rick Loranger	Judy Loranger
Sat	Jan 14		
Fri	Jan 20	Jeff Lindsay	Larry Rogers
Sat	Jan 21		
Fri	Jan 27	Linda Coyne	John Coyne

Is This the Ultimate Gutter Cover?

Unpaid Testimonial by the Editor

After trying a half dozen gutter covers over nearly 30 years, in 2007 I read an article in the Washington Post about Gutter Glove

www.washingtonpost.com/wp-dyn/content/article/2007/09/28/AR2007092800756.html

This product (see www.GutterGlove.com) is a stainless steel cover with micromesh openings so small that a grain of sand can't penetrate into the gutter. Although I am nearly surrounded by trees, I have had no gutter problems for over nine years. However, this product is only sold through dealers and is very, very expensive (A contractor friend of mine was able to order some and I installed them myself). I just noticed that Costco is now exclusively selling a similar product made by the same company called Easy On Gutter Guard

www.easyongutterguard.com, and the cost is only about \$2 per foot. This is significantly less than I paid for Gutter Glove. Easy On may not be as robust as the Gutter Glove product, but at \$2/foot it's about as cheap as those cheesy plastic gutter guards you purchase at the home center. Easy On could be installed by a homeowner whose gutters are easily accessible. Or, you could hire a remodeler/handyman like those who advertise in this newsletter. And, as with everything at Costco, if you don't like them, just return them for a full refund. According to Consumer Reports Magazine (September 2010), fine/micro mesh covers work marginally better than the helmet systems, which are frequently more expensive.

Watch Where You Park

A few of our streets have become clogged with vehicles owned by residents as well as their visitors. Some cars have even blocked the driveways of neighbors. In Fairfax County it is illegal to park within ten feet of a driveway or within 15 feet of a fire hydrant. If you have such a problem, first speak with the resident and, if the problem persists, call Fairfax County Police non-emergency at 703-691-2131. If you are blocked from exiting your driveway or a fire hydrant is blocked, call 911. To learn more about Fairfax County parking restrictions, please see www.fairfaxcounty.gov/fcdot/parking/parking_restrictions.htm

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) 4373 Farm House La	Cape Cod	4	2	\$539,900	\$525,000	\$8,000	15	Sold 8/30/16
(2) 4357 Farm House Ln	Colonial	4	2.5	\$495,000	-	-	105	Withdrawn 8/3/16
(3) 4336 Still Meadow Rd	Split Level	4	2.5	\$599,900	\$610,000	-	4	Sold 7/28/16
(4) 4282 Country Squire Ln	Split Foyer	4	3	\$2,500	\$2,500	-	9	Rented 9/1/16
(5) 4375 Farm House Ln	Colonial	4	2.5	\$2,500	-	-	62	Active
(6) 4331 Farm House Ln	Colonial	4	2.5	\$529,000	-	-	95	Withdrawn 7/13/16
(7) 10021 Cotton Farm Rd	Split Foyer	4	3	\$534,888	-	-	43	Withdrawn 9/30/16

- (1) Move in ready, rarely available Cape Cod model on .24 acre lot backing to Roberts Rd.
 (2) Hardwood floors, updated kitchen w/new appliances. Walk out lower level. Large back yard. Bank appraised at \$545k. Short sale.
 (3) Move in ready. Pool & hot tub in backyard overlooking common area. Hardwood floors main level.
 (4) Large lot on quiet cul de sac. Walk out level basement.
 (5) Immaculate & remodeled. Kitchen w/corion counter tops. Lg master bed. Fenced back yard.
 (6) Spacious master suite. Large back yard. Needs some finishing touches.
 (7) Two additions - master sitting rm and sunroom. Updated kitchen. New hot water heater, newer HVAC. Replacement windows.

Information provided by Arlene Da Cruz and Dominic Da Cruz - full service Realtors and Hickory Farms residents. Arlene and Dominic are associated with Weichert Realtors and are also sole proprietors of ADC Property Services, a family-owned Property Management business managing rental properties. Contact Arlene on 571-436-6551 - arlenemyrealtor@gmail.com or adcpropertieservices@gmail.com.

(1-4-7-10)

HFCA Board of Directors Adopts 2017 Budget on October 5, 2016

To be presented to the members at the October 18th Annual Meetings for their affirmation.

HICKORY FARMS COMMUNITY ASSOCIATION ADOPTED 2017 BUDGET			
		Projected Year End 2016 Income & Expenses	2017 Budget Adopted by Board of Directors Oct 5
INCOME			
Advertising (Net)		1,600	1,600
Assessments - Current Year		29,700	29,700
Assessments - Prior Years		150	150
Assessments - Late Fees		400	400
Interest		25	45
Legal Fees - Recouped from homeowners		0	200
TOTAL INCOME		\$31,875	\$32,095
EXPENSES			
Common Areas Maintenance		20,000	23,500
Insurance - Director's Liability & Surety		2,450	2,450
Legal Fees		540	540
Misc. (Bank fees, postage, etc.)		400	400
Neighborhood Watch		116	50
Printing		1,700	1,700
Social Activities		700	800
Tax Preparation & Audit		325	325
Taxes & Fees		200	200
TOTAL EXPENSES		\$26,431	\$29,965
INCOME LESS EXPENSES		\$5,444	\$2,130
Annual Dues		\$150	\$150
\$23,442.10 Reserve Fund as of 09/09/2016 – It is HFCA policy to maintain a reserve fund invested in low risk financial instruments approximately equal to the Association's Annual Assessments			

New! - Check Your Fire Extinguishers in October

A new item in our October home checklist is to check your fire extinguishers. You know, the ones that have been sitting untouched in our homes for decades. The fire extinguisher in my shed was 36 years old and the pressure dial still indicated green, which I thought meant it was in perfect condition.

Most fire extinguishers contain a propellant and a powder. A fire professional will tell you to turn your fire extinguisher upside down once a month to keep the powder from congealing into a pile of crud, thereby rendering the extinguisher useless – even though the pressure gauge shows green. Well, I can tell you that I never turned my fire extinguishers upside down and am not about to do so in the future. However, the last thing you want is for the fire extinguisher to not work when you really, really need it. We had a house fire in our community this year; don't let yourself be unprepared.

Fire extinguishers are cheap. You can get smaller ones for ten bucks and a larger one for the basement, garage, or shed is about \$40. An absolute must is to have a special fire extinguisher for the kitchen that can handle grease fires.

You should have one fire extinguisher for each floor and in the garage and shed (where you store the lawnmower and gasoline). Check each fire extinguisher in October (the same month you check your smoke and carbon monoxide detectors). Make sure the pressure dial indicates green; if not, replace it. Check the manufacture date and replace it if it is more than 12 years old. Before you trash the old one, *turn it upside down* and pull the trigger until all the gas is released. To learn more about fire extinguishers, visit the City of Fairfax web site at <http://www.fairfaxva.gov/government/code-administration/fire-life-safety-education/home-safety/information-about-fire-extinguishers>

The HF Newsletter is published January, March-May, July, and September-December. 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, 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

2016 Hickory Farms Community Association Annual Meeting Proxy
For the Annual Meeting to Be Held October 18th 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 – Scan a completed and signed copy of this Proxy to Secretary Ed Wagner ewagnerb@gmail.com.

By Paper Proxy - Deliver or mail this signed paper proxy to Secretary Ed Wagner at 4356 Harvester Farm Lane **by Sunday October 16th** or have it delivered to the Secretary in person at the Annual Meeting.

I. Quorum Purposes Only Proxy: Check Here_____. No votes cast on my behalf.

II. Undirected Proxy: I, _____, homeowner and member of the Hickory Farms Community Association (HFCA), appoint the Secretary of the HFCA, **or** (print your name) _____ 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 18th, 2016, or any adjournment meeting thereof.

III. Directed Proxy: I vote for the following agenda issue at the Annual Meeting:

Elections of Board Members:

Bruce Bernhardt:	For_____	Abstain_____
Don Lobeda:	For_____	Abstain_____
Kirk Randall:	For_____	Abstain_____
Brian Roethisberger:	For_____	Abstain_____
Charles "Chuck" Stewart:	For_____	Abstain_____

Write In Candidate: _____

Write In Candidate: _____

Write In Candidate: _____

Your Name_____

Signature_____

Street Address _____ Date _____

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