

Volume 9 – No. 6

September 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*

Be sure to mark your calendars for two events: the September 19 community yard sale and the October 12 Annual Meeting of homeowners, which will be held this year at the Green Acres Senior Center on Sideburn Road.

The Board of Directors is proposing new Rules and Regulations regarding the maintenance of trees in the Common Areas and the construction of new fences. Please be sure to read the proposed changes which are printed in this newsletter. After ample opportunity for homeowner comment, the Board will vote on the proposed rules and then present them for affirmation by the homeowners at the upcoming Annual Meeting.

School is back in session, so please be on the lookout for children going to and from school.

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	September 4	Dave Dempster	Dawn Dempster
Sat	September 5	Jaime Gutierrez	Ed Wagner
Fri	September 11	Harry Herchert	Ginny Herchert
Sat	September 12	Greg Gillette	Kathy Gillette
Fri	September 18	Dave Maurer	Sanjeev Munjal
Sat	September 19	David Froberg	Beverly Froberg
Fri	September 25	John Kitzmiller	Brand Niemann
Sat	September 26	Bob Sottile	Lee Sottile
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

Do You Have Any Old Hickory Farms Records?

If you have any, please call Kirk Randall at 703-425-0210 to arrange pickup.

Give Back to Your Community

There is a vacancy on the Board of Directors that we hope to fill at the October 12 Annual Meeting. Can you contribute only a few hours a month to the continued well being of your community? Most of the Board's discussions are done through email, and they meet in person about seven times per year. Please call President John Kitzmiller at 703-503-3443.

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!*

Annual Meeting October 12
President John Kitzmiller

The Hickory Farms Community Association will hold its Annual Meeting on October 12 at 8 PM at the Green Acres Senior Center on Sideburn Road.

Agenda items will be approval of the minutes of the 2008 annual meeting, affirmation of Rules and Regulations that have been approved by the Board of Directors, review of income and expenses to date, approval of the proposed 2010 budget, and the election of HFCA Board of Directors.

There are 7 positions on the HFCA Board. Newly elected Board members take office in January of 2010. The duties of the members of the Board of Directors are described in the HFCA By-laws which can be found at www.hickoryfarms.org . Please note that these positions are not full-time, but do 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, so that a complete agenda can be distributed to the community before the annual meeting.

Autumn Leaves
President John Kitzmiller

This is to remind homeowners that Fairfax County does not pick up leaves like Fairfax City. Furthermore, Fairfax County does not permit the burning of leaves. Instead, homeowners are expected to bag their leaves and put them out to be taken away by their own refuse companies for the Wednesday yard debris collection.

When you've raked up all your leaves, don't forget to clean out the gutters in preparation for autumn and winter precipitation. If the gutters don't drain properly, then ice may form in the gutters, the weight of which might cause the gutters to pull away from the house. Or, the ice may form a dam that won't allow water to drain from the roof, leading to inside leaks.

Neighborhood Watch

The Neighborhood Watch is looking for a few good men and women to patrol the community on Friday and Saturday evenings. Typically, volunteers will perform this task only a couple of times a year. Volunteers never leave their car and only call 911 if they see something suspicious; they never confront troublemakers. The more volunteers we have, the less often each volunteer needs to patrol. Anyone interested in taking part is urged to contact John Kitzmiller at (703) 503-3443 or at john.kitzmiller@verizon.net This is a great way for new residents to meet their neighbors.

Do You Have a Sidewalk? A Fence? Trash Cans?

Every four years or so, the Board of Directors and Architectural Control Committee check the neighborhood to ensure that residents are maintaining their properties so that Hickory Farms continues to be an attractive neighborhood and the homes retain their property values. A recent walk thru revealed several problem areas, but the three most common are: bushes and trees that block pedestrians from using the sidewalk, broken fences, and trash containers that are stored in front of the house. Please check your property to ensure you are A-OK and fix things as soon as possible. If the problems persist, the Board/ACC will begin notifying individual homeowners by letter in the next few weeks.

Trees/bushes obstructing sidewalk - Rules and Regulations (5)(d) "Sidewalks shall be kept clear of obstacles (e.g., automobiles, trash receptacles, recycle bins, shrubbery, overhanging tree limbs, portable basketball hoops when not in use, etc.)."

Trash containers not permitted in front of house; move into garage/carport or to side/back of house – Rules and Regulations (11)(a) "Garbage shall be set out only on trash collection days, or the evening prior to scheduled pickup, and shall be removed from street-side on the collection day. This is to maintain an attractive appearance and to avoid attracting rats and raccoons. Sanitary containers shall otherwise not be forward of the house."

Broken fences – Rules and Regulations (4)(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"

Recent Architectural Control Committee (ACC) Approvals

(All)

10114 Spinning Wheel - Brick facade around garage
10111 Round Top - Back yard fence
4379 Farm House – Painted back yard fence - Approved on appeal
4279 Country Squire – Retaining wall
10028 Wheatfield – Paint siding and trim
4329 Farm House - Front door & storm door
4324 Farm House - Rear fence
10012 Cotton Farm - Rear Addition
4324 Farm House - Rear fence

Transitions

Send news regarding Hickory Farms *resident* weddings, new neighbors, births, graduations, birthdays (80, 85, 90, etc), and wedding anniversaries (55, 60, 65, etc.) to kirk_randall@hotmail.com. Be sure to name the street the honoree lives on. (All)

Claire Coleman (Cotton Farm) has resigned from the Architectural Control Committee.

This Month's Home Maintenance Checklist

See the complete list at www.hickoryfarms.org → Home Maintenance and Appearance (All)

Furnace & Heat Pump Filter Change – Replace paper/fiberglass filters. Vacuum or wash electronic filter elements. A dirty filter makes your fan work harder, using more electricity.
Range Hood Cleaning – Clean the greasy kitchen range hood screen.
Refrigerator & Freezer Cleaning – Use a vacuum cleaner or special refrigerator brush to clean the refrigerator coils, which are usually under the refrigerator. This is especially important if you have pets. Place a piece of paper between the door and rubber seal of the refrigerator/freezer. If it can be moved while the door is closed, there is a leak and the seal should be replaced, or the latch may need adjustment. Drain and clean the drip pan under the refrigerator. Defrost non-frost free refrigerators & freezers; they use less electricity when the frost buildup is removed.
Siding Cleaning – Pressure wash the vinyl/aluminum siding every 3-5 years. Frequent pressure washing can strip the paint off aluminum siding down to the bare metal, so don't do this too often.
Washing Machine Hose Check – Check water hoses for cracks and replace, if needed. Better yet, replace them with metal reinforced hoses

Protect Your Underground Water Pipe

Every few years, we seem to have a rash of underground water pipe breakages. For some reason, our water pipes (the pipe that runs from the street to your home) seem to be prone to failure. When this pipe breaks, *you* pay as much as \$3,000 to have it repaired or replaced. Protect yourself with a water line insurance policy *before* the pipe breaks. Dominion Products (a cousin of the electricity folks) offers water line insurance for only a few dollars per month (included with your electricity bill). Call 1-866-545-9810 or visit

http://retail.dom.com/products/warranty/va_waterline.jsp

You should consider insurance if your water line is especially long

(9)

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!)

Please Clean Up After Your Dog

Please be considerate of your neighbors by cleaning up after your dog. Use a plastic bag to clean up your dog droppings, whether they are in a neighbor's yard or our common grounds. Then, please dispose of your bag with your trash, not in a storm drain, someone's yard, or common area. Not only is this the neighborly thing to do, but it is required by Fairfax County law, which states that "the owner or custodian of any dog shall be responsible for the removal of excreta deposited by such dog on the property of another, including public places." (3-9)

Do We Have Your Current Contact Information?

Some new homeowners have not provided the Board of Directors with their contact information. The Board needs this information to effectively manage the Association. This information is not given to anyone outside the Board. We need the information in order to help you in case of an emergency; however, *you* are responsible for informing the Board of your whereabouts, *not* the Board.

If you rent out your Hickory Farms home, the Board needs to know your permanent address so that we can mail the newsletters, which notify you of when Annual dues must be paid. In the past, we have had homeowners that rent their homes and missed paying their, incurring late fees. The homeowner – *you* – is responsible for informing the Board of your whereabouts so they can find you when it comes time to collect dues.

If you are not sure if we have your correct contact information, please contact the Treasurer, who is identified on page 1 of this newsletter. (9)

Scenic Remodeling Ad Here

Hickory Farms Community Yard Sale

September 19 (8 AM – Noon)

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

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

The fee (probably around \$10) will be collected on sale day

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

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

Contact Pete Scala at 703-764-0730 or scalapr@verizon.net to participate

Secrets to a Successful Yard Sale

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

(9)

Parking on the Yard – Short Term Only

A vehicle may be parked on the front yard for *no more than 48 hours* to allow residents to unload, work on the vehicle, and/or clean it. Report violations to Fairfax County Zoning 703-324-1300.

(9)

Your *Exterior* Remodeling Project *May* Need Approval

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

(1-5-9)

Proposed Changes to Hickory Farms Rules and Regulations Trees in Common Areas

The Board of Directors is instituting rules concerning the maintenance of trees in the Common Areas. 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. The Board is initiating 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 finalizes the rules in early October. The Board will then present the final rules 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 Common Areas Coordinator Keith Ferguson at 4358 Harvester Farm.

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 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.

Note: The reference to four homes annual dues is to set a limit without using a specific dollar figure that could get out of date and have to be revised through a future amendment to the Rules and Regulations. Since dues are currently \$125, the dollar limit would be \$500 at this time. If dues are changed to \$140, the amount would be \$560.

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 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 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.

Proposed Changes to Hickory Farms Rules and Regulations Fences

The Board of Directors is revising the community's Rules and Regulations concerning fences. The Board is initiating 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 adopts 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

The Hickory Farms Restrictive Covenants are the founding documents of our community. Like the US Constitution, they were designed to be difficult to modify. In fact, they may be changed only if at least 149 homeowners affirmatively vote to do so. The Restrictive Covenants speak to fences as follows:

3. All fences or enclosures shall be of wood or brick construction, or other special materials, the material and design of which must be approved by the Architectural Control Committee hereinafter named; said fences and enclosures may be constructed only in side or rear yards, and shall not extend into the area between the street and the front building restriction line. This restriction is not intended to apply to retaining walls, or walls and fences erected in front yards as part of the original community construction. This restriction shall not be construed to preclude the growth of an ornamental hedge fence which shall be kept neatly trimmed to a height of not more than three feet around the front yard of any of said lots. Any fence built on any of the above described lots shall be maintained in a proper manner so as not to detract from the value and desirability of surrounding property.

4. 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.

The Hickory Farms Rules and Regulations, enacted by the Board of Directors and affirmed by the homeowners, interpret the Restrictive Covenants, but may not conflict with them. While the 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, say, building a fence. Proposed revisions to the existing Rules and Regulations are shown in **bold**.

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-l 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.

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.

h) 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.

Are there other fence styles that should be prohibited? Split rail fences? Others?

i) 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.

Although most homeowners facing Roberts and Burke Station Roads have maintained a uniform style, the Board of Directors has concluded that uniformity is, effectively, unenforceable. This is because a homeowner can by right demolish their fence, thereby making the appearance of the fence facing the road not uniform.

j) 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.

k) 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.

The Board wants a consistent policy regarding fences for corner lots for the construction of future fences. The above proposal is one approach. It would prohibit a fence on the side of the house that faces the street, from the side of the house to the sidewalk. Another option would be to allow a fence in that area, up to the sidewalk. A third option would permit a fence within a certain distance of the side of the house. There are examples of all three fence types in the neighborhood. What is your opinion? Regardless of Hickory Farms requirements, Fairfax County code considers both front and side facing yards on corner lots to be front yards, and while fences are permitted up to the sidewalk, they may be no taller than 4'.

l) The Hickory Farms Community Association will not mediate private homeowner disputes regarding fences.

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.

Application for Architectural Review

Email your application (cut and paste this into your email message) to the Chairman of the Architectural Control Committee (Kirk_Randall@Hotmail.com is the current Chairman) . You may also mail it to PO Box 2239, Fairfax, VA 22031 (Mailing could delay delivery to the ACC by a week or more). Electronic versions of photos and plans, attached to your email, are preferred, but please use the lowest resolution when scanning. Please read [How to Get ACC Approval for Your Renovation Project](#) at www.hickoryfarms.org before submission. You do *not* need to submit the "Architectural Review Guidelines" part (below) with your application.

Today's Date :

Name :

Phone :

Address :

Email Address :

Proposed Start Date (Must be at least 30 days past the date received by the ACC) :

Expected Completion Date :

Project Description :

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

INSTRUCTIONS:

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

Architectural Review Guidelines

Projects that do not alter the outward appearance of structures on your property DO NOT require review by the Architectural Control Committee, including:

- Repainting your home the same color and shade. Includes doors, storm doors, windows, storm windows, trim, gutters, and shutters.
- Replacing your roof with the same type, style, color and shade of shingles.
- Replacing your gutters with the same type, style, and color.

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

Examples of alterations or repairs that alter the outward appearance of structures on your property including, and DO require review by the Architectural Control Committee, include:

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

If you are unsure whether your project needs review, please contact any ACC member