

Volume 10 – No. 6

September 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 Codding 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](http://www.hickoryfarms.org)

All phone area codes are 703

*Hickory Farms Community Association  
P.O. Box 2239, Fairfax VA 22031  
[www.hickoryfarms.org](http://www.hickoryfarms.org)*

Mark your calendar!

October 9 community yard sale

October 20 Annual Meeting

At this year's Annual Meeting, we will be considering a few changes to our Rules and Regulations, but nothing as extensive as last year's. The proposed rules concern fences and storage pods. If you want to be heard, you can post your comments on the Hickory Farms email list.

**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	September 3	Mike Martin	Scott Buchanan
Sat	September 4	Pete Scala	Rose Scala
Fri	September 10	Stan Lee	Jim Marshall
Sat	September 11	Pam Barrett	Tom Barrett
Fri	September 17	John Verheul	Tammy Verheul
Sat	September 18	Stefan Schwarz	Christine Schwarz
Fri	September 24	Jaime Gutierrez	Ed Wagner
Sat	September 25	Harry Herchert	Ginny Herchert
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

### Recent Architectural Control Committee (ACC) Approvals

(All)

4332 Still Meadow – Deck  
4333 Still Meadow – Shed  
4334 Still Meadow -- Siding, trim, windows, shutters, gutters, garage door  
4352 Farm House - Skylight  
10112 Round Top – Rear fence  
4320 Farm House - Shed

### Got a Gripe? Change the Rules

The October Annual Meeting is our opportunity to review and revise our [Rules and Regulations](#). Members of the Board of Directors and the ACC have proposed a few other provisions that may be presented to the membership for their consideration.

Do you have a proposal of your own? Send it to President John Kitzmiller or, if you are a member of the email group, circulate your proposal to [HickoryFarms@yahoo.com](mailto:HickoryFarms@yahoo.com) for community comment.

### **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](http://retail.dom.com/products/warranty/va_waterline.jsp)

You should consider insurance if your water line is especially long (9)



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

### **It is ILLEGAL to Park Commercial Vehicles on Hickory Farms Streets**

On December 7, 2009, the Fairfax County Board of Supervisors voted to ban most commercial vehicles, trailers, trucks, and vans from parking on residential streets. Commercial vehicles that are illegally parked are subject to a \$100 fine for each violation and may be towed at the owner's expense. Before you call the police about a commercial vehicle that is violating the law, consider speaking with its owner. Or, you could also place a printed copy of this newsletter article on the vehicle's windshield. As a last resort, call 703-691-2131 and ask the Fairfax County Police to ticket a commercial vehicle that is violating the law. You will need a description of the vehicle, its license number, and address of the house where it is parked. Have patience, as it may take a while for police to ticket the vehicle. To learn more about this law, please visit [www.fairfaxcounty.gov/fcdot/parkingcodechanges.htm](http://www.fairfaxcounty.gov/fcdot/parkingcodechanges.htm)

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### 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.

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### This Month's Home Maintenance Checklist

See the complete list at [www.hickoryfarms.org](http://www.hickoryfarms.org) → Home Maintenance and Appearance (All)

**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

## 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. The Board is also 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 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](mailto: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.

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 changes:

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.~~  
**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.

Proposed:

**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. 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."

### **Did You Get a Letter in July From the Hickory Farms Board/ACC?**

Hickory Farms is an attractive community that is well maintained by most homeowners. Occasionally, we sometimes neglect our property, which has the effect of bringing everyone's property values down. Sometimes, just a little bit of maintenance goes a long way.

In early July, the President and ACC Chairman sent letters to 47 homeowners, who were asked to remedy violations of the community's Rules and Regulations. Homeowners were asked to bring their properties into compliance within 60 days. The issues fell into the following categories (Note that some homes had more than one issue):

- Trash containers not permitted in front of house (19)
- Trees/bushes obstructing sidewalk (15)
- Fences in need of repair (10)
- Misc. property maintenance and appearance issues (15)

If you have not yet brought your property into compliance, please do so ASAP. The Board and ACC members will re-inspect the community in a few weeks. If a second request for compliance is ignored, the Board will consider enforcement measures, including fines of as much as \$10 per day.

### **Boarding Houses Are Illegal in Fairfax County**

You know it when you see it — too many people living in a house, or people living in a garage, basement or shed. It is illegal to operate a boarding house without the proper permits. Fairfax County’s zoning, building and safety codes set out what’s legal. These codes define how many people can live in a house, how much space they need and what’s considered safe.

How many people can live in a house?

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

If you have a concern, you may [file a complaint online](#) or call the Fairfax County Zoning Enforcement Branch office at (703)-324-1300.

To learn more, see <http://www.fairfaxcounty.gov/code/property/overcrowding.htm>

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### **Hickory Farms Community Yard Sale** October 9 (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.

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.

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## 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 at 703-324-1300.

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## Copperhead Snakes Sighted: Remain Alert, Keep Your Distance

An unusually high number of sightings of copperhead snakes, venomous by nature, recently have been reported in Fairfax County. Copperheads are one of three poisonous snake species found in Virginia. (The others are timber rattlesnakes and cottonmouths.) Avoid encounters with these snakes whenever possible. If you see a copperhead — or any other snake, venomous or not — do not approach it. Move away cautiously but promptly. Keep pets away from snakes. Seek medical attention immediately for any snake bites. While death from snake bites is rare, snake bites still are very painful. Copperheads live in tall grass or under rocks, so keep lawns mowed, avoid walking through tall grass and don't overturn large rocks. For information, call 703-385-7924.

## **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)

## **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](http://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)

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

## 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](mailto: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](http://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