

## Korean

Can you translate this to Korean? Email [kirk\\_randall@hotmail.com](mailto:kirk_randall@hotmail.com)

## India - Hindi

Can you translate this to Hindi ? Email [kirk\\_randall@hotmail.com](mailto:kirk_randall@hotmail.com)

## Chinese

如果您读不懂英文，请将这份简报拿给一位讲英文的家人或朋友。他们可以通过电子邮件收到Hickory Farms的简报，然后告诉您有关小区的重要信息。请让他们查看网页<http://groups.yahoo.com/group/HickoryFarms/>， 并选择 "Join this Group"。

## Spanish

Si Ud. no lee ingles, y quiere saber mas sobre este boletin informativo comunitario, favor de mostrar esta mensaje a un familiar o amigo que lea ingles. Ellos pueden recibir el boletin informativo de Hickory Farms por email (correo electronico) e informarle a Ud. acerca de importantes noticias comunitarias. Para recibir el boletin, favor de pedirles a visitar <http://groups.yahoo.com/group/HickoryFarms/> y a hacer "click" en "Join this Group".

## Pakistan - Urdu

فہارم کی نیوز لٹر حاصل کر سکتے ہیں اور وہ آپ کو وہ ای میل کے ذریعے ہیکری کمپنی کے ایڈیٹور کے ایگ ر آپ اردو نہی پڑھ سکتے تو یہ کہ سی انگریزی بولنے والی خانہ دان کے فریڈیا دوست کو دیکھیں اس- اور 'گروپ میں شمولیت' پر کلک کریں۔ ہمارے میں اہم خبروں سے آگاہ کریں گے کو چیک کریں ویب سائٹ

## English

If you cannot read English, please give this to an English-speaking family member or friend. They can receive the Hickory Farms newsletters by email and tell you about important community news. Ask them to visit <http://groups.yahoo.com/group/HickoryFarms/> and click "Join this Group"

# The Hickory Farms Newsletter

## Board of Directors

### President

John Kitzmiller 503-3443

### Vice President - Vacant

### Treasurer

Dante Gilmer 978-0621

### Secretary

Ed Wagner 425-7875

### Community Grounds, Paths

& Woods – Don & Sara

Lobeda 539-8472

### Architectural Control

### Committee

Kirk Randall 425-0210

### At Large

Kathy Sayyed 764-8716

Bruce Bernhardt 426-9446

## Other Volunteers

### Neighborhood Watch

John Kitzmiller 503-3443

### Newsletter & Web Site

Kirk Randall 425-0210

### Community Yard Sale (Fall)

Pete Scala 764-0730

### Email (“Listserv”)

Debbi Buchanan

Stefan Schwarz

### Social Committee - Vacant

### Architectural Reviews

Keith Ferguson, Donna

Garfield, Greg Gillette

Kirk Randall (Chairman)

Carole Rogers

### Newsletter Delivery – John

Kitzmiller, Heather Webb

Leslie Morrissette

Dante Gilmer, Sondra

Arnold, Ed Kiechlin

Claire & Sean Coleman

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*

*[www.hickoryfarms.org](http://www.hickoryfarms.org)*

There is a vacancy on the Board of Directors and the community needs your help. All you need to contribute is about 1-2 hours a month. Please contact any Board member for more information.

Our Annual Meeting will be held Wednesday October 15<sup>th</sup> at 8 PM in Room 122 at Green Acres School/Center on Roberts Road. We will consider some changes to our Rules and Regulations and elect Board members.

This month's Hickory Farms Kid Superstars are  
**Evelyn Baltz, Stephanie Baltz, Ashley Schreiber, Will Schreiber, and Mitchell Schreiber**

We have a new advertiser. *Services by David Alvorado* has provided construction, carpentry, and handyman services to HF homeowners for over four years.

There will be no community yard sale this year. Instead, donate your stuff to a local charity such as the Goodwill store on Main Street.

Don't miss the free concert September 14<sup>th</sup> at the Upper Common Area.

### **Join the Hickory Farms email “Listserv”**

- 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://groups.yahoo.com/group/HickoryFarms/> -- Click "Join this Group"

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**General Membership Review and Comment Period for  
 Revised Rules and Regulations**  
 Bruce Bernhardt

At the October 2012 Annual Meeting, the Board of Directors approved and proposed revisions to the HFCA Rules and Regulations. Following debate, the proposed changes were directed to a group of volunteers for additional analysis, review, and possible revision. The Revised Rules and Regulations Subcommittee reviewed the existing HFCA founding documents and revised the Rules and Regulations to more closely align the two documents. Fairfax County records were even checked to confirm that we were using the correct versions of our founding documents. As a result, a proposed Revised Rules and Regulations document is now ready for membership review and comments, prior to a vote at the October 15<sup>th</sup> Annual Meeting. The proposed Revised Rules and Regulations document is available for review at [www.hickoryfarms.org](http://www.hickoryfarms.org); just click the link at the top of the web page to view the PDF document.

Additionally, a copy of the Revised Rules and Regulations document will be emailed to homeowners who participate in the Hickory Farms ListServ. If you are not yet a member, please visit <http://groups.yahoo.com/group/HickoryFarms/> and click "Join this Group." You can then participate in a public discussion of the Revised Rules and Regulations document through the ListServ. Subcommittee members will monitor the discussion and respond to questions. If you do not have Internet access, a paper copy of the document will be provided upon request. Please call Bruce Bernhardt at 703-426-9446.

## **Remodeling Services**

**Bathroom & Kitchen Remodels – Decks  
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**Hickory Farms References Available – Low Prices**

**Services by David Alvorado  
571-313-9550**

In addition to commenting through the ListServ, you may email your comments to [bnbnjb06@cox.net](mailto:bnbnjb06@cox.net) or hand-deliver them to 4301 Still Meadow Road.

The changes include specific text changes and a reformatting of the Rules and Regulations document into four sections: Individual Property, Common Area, General Policies and Due Process. Many of the same changes that were proposed at the 2012 Annual Meeting are incorporated into this document.

The Subcommittee will review comments received by October 1 and, if necessary, revise the proposed document before they submit it to the Board of Directors for their review. The document will then be presented to the membership for approval at the October 15<sup>th</sup> Annual Meeting. Please note that under the Hickory Farms founding documents and the Virginia Property Owners Association Act, Rules and Regulations are subject to approval by the Board of Directors only. However, it has been the general practice of the Board of Directors in recent years to secure membership approval of Rules and Regulations before they are enacted. The existing Rules and Regulations may be seen at [www.hickoryfarms.org](http://www.hickoryfarms.org) -> [Laws, Rules and Regulations That Apply to Hickory Farms Residents.](#)

Since the Annual Meeting is in just a few weeks, don't miss this opportunity to more fully understand the Rules and Regulations that apply to all of us who call Hickory Farms our home.

The members of the Revised Rules and Regulations Subcommittee include: Pam Barrett, Bruce Bernhardt (Chairman), Rich Dudley, Mike Mehrman, and Jarrett Stark. They have contributed significant time to this project and deserve your thanks.

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**Free Concert Right Here in Hickory Farms**  
September 14<sup>th</sup> 10:30am~11:30am – Upper Common Area  
Maggie Zhu

Several Hickory Farms music students are putting on a free concert right here in Hickory Farms. They invite you to join them in our beautiful Upper Common Area (adjacent to Farm House Lane). The instruments include violins, piano, and flute. These talented students are fine tuning their skills through participation in AYSO, district band/orchestra, as well as serving as first chairs at the Ovation Summer Strings Academy at George Mason University this summer.

Do you have a student who would like to join in? Please email the title and composer of the music piece, the instrument, as well as student's name by September 12<sup>th</sup> to [maggie9801@yahoo.com](mailto:maggie9801@yahoo.com), or call 703-272-3053.

### **Do You Like to Plan Activities for Kids (and Grownups)?**

The informal Hickory Farms Social Committee has organized spring community picnics and children's activities such as the Halloween parade. Patty Dudley, Dawn Dempster, and Lynn Welch have moved on to other pursuits after many years of volunteer service. If you would like to keep the momentum going, please contact President John Kitze at 703-503-3443.



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### Rebates for Owners of Heat Pumps

\$90 to pay for a heat pump tune-up – [www.dom.com/heatpumptuneup](http://www.dom.com/heatpumptuneup)  
 \$200-250 to replace your existing heat pump – [www.dom.com/heatpumpupgrade](http://www.dom.com/heatpumpupgrade)

### Board of Directors Meetings Are Open to All Homeowners

The Board of Directors meets on an ad-hoc basis, usually on a Wednesday night every 2-3 months. Meetings last 1½ -2 hours. If you would like to attend a meeting to raise a concern, or just to see how the Board works, please call the President (see front page for telephone number). (7)

### Is Your Underground Water Pipe Insured for Breakage?

Every few years, we 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 \$4,000 to have it repaired or replaced. Protect yourself with a water line insurance policy *before* the pipe breaks. Dominion Products and Services (a cousin of the electricity folks) offers water line insurance for only a few dollars per month (included with your electricity bill). Call 1-866-645-9810 or visit <https://www.dominionenergy.com/en/home-protection.aspx> You should especially consider insurance if your water line is particularly long. (9)

## Student Yellow Pages

If you wish to offer services such as snow removal, raking leaves, lawn mowing, babysitting, general home maintenance, etc., **your parent** should e-mail or write (no phone calls, please) The Editor, [Kirk\\_Randall@Hotmail.com](mailto:Kirk_Randall@Hotmail.com), giving the information shown in the table. (1-5-9)

Jonathan Nuckolls (13) 703-425-3251	Yard chores, including leaf raking, lawn mowing, snow removal, etc.
Tim Froberg (15) 703-978-5465	Pet sitting, dog walking (available during the day), babysitting, snow shoveling, raking, lawn mowing
Zachary Buchanan (13) 703-978-0045	Leaf raking, snow removal, etc.
Brittany Patterson (16) 571-643-1739	Babysitting

### Thank You, Neighborhood Kids!

Yogi and Kathy Gillette

We love seeing kids in our neighborhood exercising good citizenship! In July, several of our young neighbors collected many bags of trash in the woods and creek. No one asked them to do this! They just saw the trash and decided to clean up. Thank you for taking care of our neighborhood and for being good citizens of Hickory Farms! And, thank you to their parents for instilling these values in their wonderful children.

Thank you **Evelyn Baltz, Stephanie Baltz, Ashley Schreiber, Will Schreiber, and Mitchell Schreiber**

### Prowler Alert

In mid-July, several cars were broken into and valuables stolen. Of course, you should always keep your vehicles locked at all times. If you think you hear a prowler, DO NOT go looking for them outside the house. Instead, push your car remote's panic button and the honking horn should scare them off. If you are still concerned, call 911 and ask for a patrolman to drive by. If you think heard a prowler, it is not too late to call the police non-emergency number 703-691-2131 and report it. They will add the report to their database and may be able to connect the dots using a pattern of reports. The Fairfax County Police Department also offers free home security inspections. A qualified, trained officer will inspect the locks, doors and windows of your home and make recommendations for improvement. Exterior lighting, landscaping and other factors affecting the protection of your home from burglary also will be reviewed. You can arrange for a free inspection by calling the West Springfield District crime prevention officer at 703-644-7377. (9)

## Water Overflow Alarms

It's just a matter of time before your washing machine's hose bursts, or your sump pump fails during a heavy rain, or your water heater springs a leak. It's always a good idea to turn off your master water valve when you are away from the house for more than a few days. But, to catch the leak while you're at home, you can't beat a cheap battery powered water alarm. You just place the device on the floor near the appliance and it will emit a piercing alarm when it detects water. You can get these for around \$20 online from outfits such as ebay or Amazon. I have used Harbor Freight Tool Company's Model #92334 for a number of years. They cost only \$8.99, and you can purchase them online or at their store near Potomac Mills. Be sure to set up a schedule to test your alarm's battery, say when you test your smoke alarms in April and October.

(9)

## Cluttered Carport?

We sometimes accumulate just too much stuff. That stuff frequently finds its way into our carports, overburdening them with clutter and creating an unsightly appearance in the community. Our Rules and Regulations clearly state that "carports shall not be used for storage in a manner that creates an unsightly appearance." If your stuff is nonessential, donate it to Goodwill or sell it at a yard sale or using CraigsList on the internet. Or, if it is really needed, please consider moving it to a back yard shed or your basement. Thank you for your cooperation and consideration for your neighbors.

(9)

## Do We Have Your Contact Information?

Some homeowners have not provided the Board of Directors with their contact information. The Board needs this information **for all homeowners** to effectively manage the Association and to help you in case of an emergency. The information is not given to anyone outside the Board.

If you are an absentee homeowner, the Board needs to know your permanent address so we can mail newsletters and bills to you. In the past, some absentee homeowners have complained about missed deadlines only to discover they never told the Board where they lived.

(9)

## Your Exterior Remodeling Project May Need Approval

If you are changing the exterior appearance of your home (siding, windows, additions, etc.) or property (fences, sheds, etc.) you might need the approval of the Architectural Control Committee. You must get 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 [Application for Architectural Review](#) and [Approval of Your Exterior Renovation Project – How to Get It](#) at [www.hickoryfarms.org](http://www.hickoryfarms.org). You may also find [Tips for Choosing a Contractor](#) helpful. If you do not have internet access, please call the chairperson of the Architectural Control Committee.

(1-5-9)



**Hickory Farms Real Estate Activity**  
Arlene Da Cruz

Address	Model	Bed rooms	Baths	Listing Price	Sold Price	Seller Subsidy	Days on Market	Status / Date Sold
(1) 4351 Harvester Farm	Split Foyer	4	3	\$499,888	\$506,500	0	6	Sold – 4/30/13
(2) 10004 Tumbleweed	Colonial	4	2.5	\$540,000	\$542,000	\$2,000	3	Sold – 6/27/13
(3) 4347 Farm House	Colonial	4	3	\$2,495	\$2,495	0	1	Rented – 8/7/13

- (1) Exceptional quality and design. Lg family rm. Silestone counters. Master bed w/sitting room.
- (2) Hardwood flooring on two levels, freshly painted, ss appliances, 2-level deck overlooking woods.
- (3) Hardwood floors on main level. Private bath in basement.

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) (1-5-9)

**Please Clean Up After Your Dog**

Please show consideration to your neighbors by cleaning up after your dog! Whether it's in a neighbor's yard or our Common Areas, please use a plastic bag to clean up your dog's waste. Please DO NOT dispose of the bag in a storm drain, a neighbor's yard, a neighbor's trash can, or our common areas. Not only is disposing it in your own trash the neighborly thing to do, it is also required by law. Thank you for your consideration! (3-9)

**This Month's Home Maintenance Checklist**

<b>Furnace &amp; Heat Pump Filter Change</b> – Replace paper/fiberglass filters. Vacuum or wash electronic filter elements. A dirty filter makes your fan work harder, using more electricity.
<b>Range Hood Cleaning</b> – Clean the greasy kitchen range hood screen
<b>Refrigerator &amp; Freezer Cleaning</b> – Use a vacuum cleaner or special refrigerator brush to clean the refrigerator coils, which are usually under or behind 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.
<b>Siding Cleaning</b> – 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.

## Fairfax County Regulations for Parking on the Street

The Hickory Farms Community Association has certain restrictions regarding the parking of vehicles on your property. The HFCA does not have authority to regulate parking on public streets; that authority rests with Fairfax County. If you have a street parking issue that cannot be amicably resolved, please call the police non-emergency number at 703-691-2131 or call Supervisor Cook's office at 703-425-9300 for assistance.

### Commercial Vehicle Parking Restrictions

- Taxi and limousines are limited to one per house and must be registered in Virginia
  
- Commercial vehicles that exceed the following may not park on public streets:
  - More than 21 feet long
  - More than 8 feet high
  - More than 102 inches wide
  - A gross vehicle weight of 12,000 lbs. or more
  - Vehicles carrying commercial freight in plain view
  - Trailers or semitrailers – except camper, boat or single axle utility
  - Vehicles with 3 or more axles
- There are a few exceptions to these regulations:
  - Public service company vehicles
  - Watercraft or motor home
  - School buses in current use
  - Private vehicles with disability plates
  - Cable service vehicles
  - Rental/moving type vehicles within 48 hours of leasing
  - Propane gas service vehicles
- Vehicles parked on a public street must have both front and back license plates and display a current safety inspection sticker. (9)

### Your Local Newspapers

**Fairfax Connection** – Get paper copies at Fairfax City Hall, University Mall Theatre, and the Fairfax City Library. Or, get a copy emailed to you at [www.fairfaxconnection.com](http://www.fairfaxconnection.com)

**Fairfax Times** – Most HF residents get a free copy delivered on Fridays; also available at newspaper boxes throughout the area. [www.fairfaxtimes.com](http://www.fairfaxtimes.com)

**Fairfax City Patch** – An online newspaper at <http://fairfaxcity.patch.com/>

**Fairfax News** – An online newspaper at <http://fairfaxnews.com/> (9)

## How Many People Are Allowed to Live in a House?

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](http://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.

If you have any questions or complaints, call Zoning Enforcement at 703-324-1300. (9)

## Architectural Control Committee Approvals

4342 Still Meadow – Fence & Front Door, Rear & Side Carport Modifications  
4326 Still Meadow – Roof, Windows & Shutters, Gutters, Siding, Soffit  
4317 Farm House – Shed  
4367 Farm House – Roof  
4287 Country Squire - Picture Window

## Neighborhood Watch Schedule

John Kitzmiller

***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 John Kitzmiller at 703-503-3443

Fri	Sept. 6	Dave Maurer	Sanjeev Munjal
Sat	Sept. 7	David Froberg	Beverly Froberg
Fri	Sept. 13	Jaime Gutierrez	Ed Wagner
Sat	Sept. 14	Dave Dempster	Dawn Dempster
Fri	Sept. 20	Susan Mulliner	Brenton Mulliner
Sat	Sept. 21	Ron Arnold	Charles Walters
Fri	Sept. 27	Harry Herchert	Ginny Herchert
Sat	Sept. 28	Chris Woody	---
Fri	Oct. 4	Jeff Lindsay	Larry Rogers
Sat	Oct. 5	Angel Meza	Jason Meza
Fri	Oct. 11	Eric Maribojoc	Clarisa Dacanay
Sat	Oct. 12	Bob Montgomery	George Rosenkranz
Fri	Oct. 18	John Coyne	Linda Coyne
Sat	Oct. 19	Pete Scala	Rose Scala
Fri	Oct. 25	Stan Lee	Jim Marshall
Sat	Oct. 26	Pam Barrett	Tom Barrett

<p>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 <a href="http://www.hickoryfarms.org">www.hickoryfarms.org</a> --&gt; 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</p>
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