

September  
2015

# ***The Hickory Farms Newsletter***

## Board of Directors

### President

Bruce Bernhardt 989-0751

### Vice President

Chuck Stewart 425-7368

### Treasurer

Dante Gilmer 978-0621

Brenda Denny 623-3779

### Secretary - Ed

Wagner 425-7875

Community Grounds, Paths  
& Woods – Don & Sara  
Lobeda 539-8472

### Neighborhood Watch

Vanessa Franck 483-0730

### Records Management

Brand Niemann 503-8124

### Newsletter & Web Site

Kirk Randall 425-0210

### Community Yard Sale (Fall)

Pete Scala 764-0730

### At Large – Brian

Roethlisberger 426-9099

Mike Mehrman 323-0801

## Valued Volunteers

### Email ("Listserv")

Stefan Schwarz

### Social Committee – Vacant

### Architectural Reviews

Keith Ferguson (Interim

Chairperson) 323-1067

Donna Garfield, Ed

Kiechlin, Kirk Randall

Carole Rogers

Stefan Schwarz

### Newsletter Delivery – John

Kitzmiller, Heather Webb

Leslie Morrisette

Dante Gilmer, Sondra

Arnold, Ed Kiechlin

Claire & Sean Coleman

Debbi Buchanan

Get Email addresses at

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

All telephone area  
codes are 703-

*Hickory Farms Community Association*

*P.O. Box 2239, Fairfax VA 22031*

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

**Please welcome our Country Squire neighbor Brenda Denny to the Board of Directors. Brenda will soon assume the responsibilities of our Treasurer.**

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

**October 20 is the 40<sup>th</sup> anniversary of the incorporation of Hickory Farms. Our first residents arrived in late summer 1976. If you would like to help organize community celebrations of our 40<sup>th</sup> anniversary, please contact Bruce Bernhardt.**

**Start accumulating your unneeded stuff to sell at the September 19th community yard sale.**

**We are still searching for an Architectural Control Committee Chairperson. This position is a quick learn and not time consuming. Please call President Bruce Bernhardt at 703-989-0751 to learn more.**

## **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"

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**Come to the October 20<sup>th</sup> Annual Meeting  
And Pay \$0 Annual Dues in 2016**

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

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

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

## **The Board of Directors Wants YOU!**



The annual election of HFCA Board Members and Officers is now underway. HFCA Vice President Chuck Stewart is the 2015 Nominations Committee Chairperson. If you would like to serve with Chuck please contact him at 703-425-7368 or [arch31415@yahoo.com](mailto:arch31415@yahoo.com). We need two homeowners to help Chuck on this important, short term assignment.

To nominate yourself or a neighbor for a Board position, please contact Chuck so that he can include candidate names on the nominations slate to be voted on at our October 20<sup>th</sup> Annual Meeting. Nominations will also be accepted from the floor at the Annual Meeting.

## **Our most pressing need is for a candidate to relieve Keith Ferguson as Interim Chairperson of the Architectural Control Committee (ACC).**

This year we begin celebrating 40 years as a community! Many volunteers have stepped forward over those years to make Hickory Farms the wonderful place it is today to live, perhaps raise a family and enjoy surrounding attractions. Please consider stepping up to the plate this year in order to keep our unbroken chain of volunteer community service going into decade number five!

(9-10)

Thanks!  
Bruce Bernhardt, President

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

The Board of Directors meets on an ad-hoc basis every 2-3 months. 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).

(9)

## **Repairing Hickory Farms Sidewalks and Street Curbs**

If the curbs on your street are damaged or the sidewalks are crumbling or uneven, report them to the Virginia Department of Transportation. VDOT has been very responsive lately about making repairs quickly. To report a problem, call 800-367-7623 or visit [www.virginiadot.org/travel/citizen.asp](http://www.virginiadot.org/travel/citizen.asp)

(9)

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### **Do You Need a Few Day Laborers For Home Improvement or Yard Work?**

Do you need some day laborers for home improvement or yard work?

Sometimes you just need a few guys for a few hours and it's too much trouble to deal with a contractor who would charge an arm and a leg for a small project, or you are unsure about how to approach a throng of eager workers accosting you at the local 7-11.

The Centreville Labor Resource Center (CLRC) is a not-for-profit, safe place where residents and contractors can negotiate work arrangements with day laborers. The Center helps keep day laborers off of the streets and ensures that they are treated fairly as workers, so that work agreements are fair to workers and affordable for the people that hire them.

You can read more about the CLRC at <http://www.centrevillelrc.org/> or call 703-543-6272. The Center is not a governmental entity and is run entirely on private donations.

The Center is open 6AM – Noon every day except Sunday. It is located in the Centreville Crest Shopping Center near the intersection of Routes 28 and 29 (Lee Highway). 5956 Centreville Crest Lane, Centreville, VA 20121. It is just a 20 minute drive from Hickory Farms.

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## Did You Notice That Your Last Water Bill Was Lower?

The Fairfax Water Board of Directors approved a significant reduction in water rates for those Hickory Farms residents who used to purchase water from the City of Fairfax. This includes everyone except residents on Harvester Farm, Tumbleweed, Burke Station, and two homes on Cotton Farm who have been paying the lower Fairfax Water rates since their homes were built. Yours truly has participated as a civic activist in the “Northern Virginia Water Wars” since 2009 and is pleased that we can now enjoy lower water rates for years to come.

## This Month's Home Maintenance Checklist

<p><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 &amp; freezers; they use less electricity when the frost buildup is removed.</p>
<p><b>Siding Cleaning</b> – Pressure wash the vinyl/aluminum siding every 3-5 years. However, frequent pressure washing can strip the paint off aluminum siding down to the bare metal, so don't do this too often if you have aluminum siding.</p>
<p><b>Washing Machine Hose Check</b> – Check hot and cold water hoses for cracks and replace, if needed. Better yet, replace them with metal reinforced hoses</p>
<p><b>Range Hood Cleaning</b> – Clean that greasy kitchen range hood screen</p>

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Northern Virginia Team | Main Office Address: 640 Warrior Drive #105 Stephens City, VA 22665

### **Architectural Control Committee Chairperson Needed**

Hickory Farms is also seeking a volunteer to assume the position of Architecture Control Committee (ACC) Chairperson. Kirk Randall, after many years of volunteer service, recently passed the leadership of this key committee to Keith Ferguson on an interim basis as we search for a permanent replacement. Our thanks go to Keith for keeping us going on in the near term but we need a longer term replacement for this position. **How about you?** If you have an interest in keeping our 198 homeowner lots attractive and increasing in value, please give President Bruce Bernhardt a call at 703-989-0751, email [bnbnjb06@cox.net](mailto:bnbnjb06@cox.net), or call any HFCA Board Member listed on page 1. Kirk continues to serve on the ACC and has promised an easy transition for the new Chairperson.



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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.

### **Coming Soon - Review of Your Property for Compliance With Hickory Farm's Rules and Regulations**

Every few years, the Architectural Control Committee and the Board of directors conduct a review of homeowner properties for violations of our Rules & Regulations and Restrictive Covenants. The last review occurred in 2011. Sometime after Labor Day, ACC and Board members will be walking our streets – individually or in groups – looking for such violations. Once the review process is complete, homeowners will be notified of their violations and given ample time to remedy the problem. So, now is a great time to inspect your property and bring it up to compliance. Although this is not a comprehensive list, here are some of the issues that our officers and volunteers have noted in past reviews: boats, trailers, tents, and temporary structures in place for more than seven calendar days; fences in disrepair (fix it or tear it down); cluttered carports; trees or bushes obstructing the sidewalk; vehicles parked on the lawn; exterior items in need of repair (peeling paint, driveway, siding, shutters, doors, roof, fences, etc.); trash containers stored forward of the house; grass not mowed to height of less than eight inches; temporary structures used as sleeping quarters; wire fences.

We all have an economic stake in maintaining our community, as provided by our founding documents, which has resulted in excellent, ever increasing resale values over the past 40 years!

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### **Your House's Curb Appeal** (A Reprint from a Few Years Ago)

"Curb appeal" is a real estate term for the impression a property presents to a prospective buyer. It is considered to be an important factor in making a sale. In addition to the curb appeal of a single home, the idea can be extended to the surrounding properties and to an entire neighborhood or subdivision. "Okay," you say, "I'm not selling my house, so how is this article relevant to me?" There are two good answers:

First, your next-door neighbors or others down the street might be selling their home. A home is an investment and the value of other homes in a neighborhood affects the value of your home, which you will sell someday. Second, Article VII of the Declarations and Restrictive Covenants require all homeowners to maintain their properties "in good repair" and in "a neat and attractive manner so as not to detract from the appearance of the development." The Hickory Farms "Rules and Regulations" provide more specific details and clarification.

This article revives a feature from the newsletter from many years ago that listed the "Top 10" detractors to overall neighborhood appearance. The intent was not then, and is not now, to be directive or didactic, but rather persuasive, by pointing out some common items that can be remedied, most at no- or low-cost, with a big impact on Hickory Farms' overall "curb appeal." In no particular order, they are:

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- Messy carports
- Dilapidated fences
- Unkempt lawns
- Untrimmed bushes and shrubs
- Litter (including those pesky “free” newspapers you didn’t ask for!)
- Mold on siding and roof stains
- Deteriorating driveways
- Faded or missing shutters
- Faded or peeling paint
- Leaves, grass, sand, etc. in street gutters

Using this “Top 10” in mind, we ask that you do a survey to assess your home’s “curb appeal.” If you were driving up to consider buying here, what would you think? Then put any items from the list that apply on your “To Do” list. Many are of the proverbial “low-hanging fruit” variety, while it is acknowledged that others might require hiring someone to fix.

Hickory Farms is a desirable neighborhood for many reasons: its location in the Woodson school pyramid, our lovely common grounds, proximity to George Mason University and the City of Fairfax, proximity to major employment centers, transit hubs and highways, etc. It is an attractive neighborhood overall, but it takes constant effort by everyone to keep it that way.

### **Absentee Homeowners - Do We Have Your Contact Information?**

If you are an absentee homeowner, the Board of Directors needs to know your permanent address, phone number, and email address so we can mail newsletters and dues bills to you. In the past, some absentee homeowners have complained about missed dues deadlines only to discover they never told the Board where they lived. If you haven't done so already, please send that information to the Treasurer. (9)

### **Architectural Control Committee Approvals**

10121 Spinning Wheel – Sidewalk  
4375 Harvester Farm - Stoop  
4339 Farm House – Shed  
4370 Harvester Farm – Shutters and door  
10111 Spinning Wheel – Garage door  
4279 Country Squire - Garage Door

### **Are You an Original Hickory Farms Homeowner?**

Our community is nearly 40 years old. Hickory Farms was incorporated in October 1975 and our homes were constructed 1976-83. 4306 Burke Station was the last home built in 1983. It appears that Dennis Faust (Farm House) is the oldest original homeowner still living in our community, having moved into the community in late summer of 1976, John & Kathryn Cotner (also Farm House) moved in just a few months later. If you are an original owner, we'd like to hear from you (if you haven't done so already). Send your name, address, phone number, and month/year you moved into Hickory Farms to [Kirk\\_Randall@Hotmail.com](mailto:Kirk_Randall@Hotmail.com) or call 703-425-0210.

### **Is Your Carport in Need of a Cleanup?**

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 the fall Hickory Farms community yard sale or using Craigslist on the internet. Or, if it is really needed, please consider moving it to your back yard shed or basement. Your neighbors will thank you for your cooperation. (9)

1978/79 - Farm House in Upper Common Area. This may have been George W. Roberts' Civil War era house. Roberts Road was named after Mr. Roberts, who farmed most of what is now Hickory Farms. Photos courtesy of Carla Shoap.



1978/79 - Swimming pool in Upper Common Area.

### **Fairfax County's Law for Parking on the Street**

The Hickory Farms Community Association has certain restrictions regarding the parking of vehicles on our lots. 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)

### **How Many People Are Permitted to Live in a Hickory Farms 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.

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 (9)

[http://www.fairfaxcounty.gov/fido/complaints/comp\\_submit.aspx](http://www.fairfaxcounty.gov/fido/complaints/comp_submit.aspx)

## Hickory Farms Community Yard Sale

September 19th (8 AM – Noon)

Pete Scala will run the AWESOME YARD SALE again this year. Team up with your neighbors! Get rid of your extra stuff. Make room to buy more stuff! Teach the kids the value of money!! As in past years, HFCA does the advertising, posts signs, distributes maps showing yard sale locations (but not names) and volunteers pick up leftover stuff. Because we usually have a lot of families participating, we always get a much better turnout than single family or 2 or 3 family yard sales. In order to cover costs, a \$10 charge is required for people participating. Call 703-764-0730 or e-mail [pscala@cox.net](mailto:pscala@cox.net) to sign up.

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. **Buy some change from the bank ahead of time.** You'll need bills 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 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. **Put out your sale items in an attractive display.** 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 AM, going from yard sale to yard sale. If you're out there, 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. You might want to make up some lemonade the day before, as well.

(9)

## Sewer Pipe Backups and Failures

Do not flush baby wipes or disinfectant wipes down the toilet!

Sewer lines may become clogged with grease, roots, or wet wipes and cause wastewater to back up into homes. Property owners are responsible for the sewer line that runs from the house to the county-owned line which is usually found under the street. If you have a sewer blockage and think it might be in the county-owned line, call 703-323-1211. Once you have determined that the blockage is on your property, call a plumber to clear the blockage. This doesn't come cheaply. The writer's elderly father's caregiver used wet wipes and routinely flushed them down the toilet. After a few years of this the sewer became blocked and it cost \$300 to have it unclogged. Pouring grease down the sink can also cause a blocked sewer line. You should instead pour the grease into a tin can, let it solidify, and then discard it in the trash. Finally, because roots can enter and clog sewers, it is important not to plant trees and shrubs above or near your sewer line.

Homeowners may not realize that connecting sump pumps, downspouts, French drains and other flood control systems to a sanitary sewer is illegal. Connecting systems like these to a sanitary sewer can overload the sewer system, which may cause it to overflow raw sewage into streets, basements, and streams.

### Neighborhood Watch Schedule

***Please volunteer for this important activity!!*** It only takes one three hour shift every three months on a Friday or Saturday evening. Neighborhood Watch has been proven to cut crime! It's also a great way to meet your neighbors! Call Vanessa Franck at 703-483-0730.

**There have been several car break-ins in the neighborhood recently. Please be sure to lock your car at all times and remove any valuables.**

Fri	Sep 4	Jim Marshall	
Sat	Sep 5	Pam Barrett	Tom Barrett
Fri	Sep 11	Ed Wagner	
Sat	Sep 12	Stefan Schwarz	Christine Schwarz
Fri	Sep 18	David Froberg	Beverly Froberg
Sat	Sep 19		
Fri	Sep 25		
Sat	Sep 26	Brian Roethlisberger	
Fri	Oct 2	Matt Franck	Vanessa Franck
Sat	Oct 3	Jason Zhao	Laura Feng
Fri	Oct 9	John Verheul	Tami Verheul
Sat	Oct 10	Dave Maurer	Sanjeev Munjal
Fri	Oct 16	Dave Dempster	Dawn Dempster
Sat	Oct 17	Susan Mulliner	Brenton Mulliner
Fri	Oct 23	Ron Arnold	Charles Walters
Sat	Oct 24	Harry Herchert	Ginny Herchert
Fri	Oct 30	John Kitzmiller	

The HF Newsletter is published January, March-May, July, and September-December. E-mail submissions to the Editor by the 25<sup>th</sup> of the prior month. For past issues and information for advertisers, see [www.hickoryfarms.org](http://www.hickoryfarms.org) --> Newsletters. The Editor, subject to review by the Board of Directors, may reject or edit any submission. Advertising in this newsletter does not constitute endorsement. The editor is Kirk Randall 703-425-0210 – kirk\_randall@hotmail.com