

Hickory Farms Community Association
Fairfax Virginia

Annual Meeting Minutes
1978 – 2003

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Directors Member Kirk F Randall**

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HICKORY FARMS COMMUNITY ASSOCIATION

— 1978

MEETING OUTLINE

1. Initial Meeting of Residents -- Wednesday, June 28, 1978

President of the Board presides. Community Management Corporation (CMC) representative presents the plan for resident participation with the developer in the organizational period, other aspects of the Association, and answers questions. After the briefing, volunteers will be solicited to form committees to work with CMC, and other involved in the management program in the organizational phase of the Association.

2. Committee Workshop -- Wednesday, July 12, 1978

A two hour Committee Workshop attended by all Committee members and conducted by CMC. Detailed discussion of operations of Committees, processes and problem solving, followed working meeting of Committees (each separately to set goals and work program). Selection of Organizational Committee Chairman. (Organizational Committee is made up of Committee Chairman of each Ad Hoc Committee.)

3. First Working Organizational Meeting -- Wednesday, August 16, 1978

CMC representative meets with Ad Hoc Organizational Committee at this and following working meetings to provide assistance and guidance. Individual Committee plans and status reports are discussed and evaluated. (Attended by Committee Chairmen only).

4. Second Working Organizational Meeting -- Wednesday, September 13, 1978

Progress of Committees is reviewed with attention to goal achievement and to interactions among various Committees and between Committees, Board of Directors, and management. Outline drawn up for "State of Association" report to be submitted to Board prior to Election meeting. (Attended by Committee Chairmen only).

5. Third Working Organizational Meeting -- Wednesday, October 18, 1978

Attended by all members of all the Committees. Critique of organizational period. Special report made in preparation for election.

6. Special Election Meeting -- Wednesday, November 15, 1978

Election of two residents to Board of Directors. Presentation of "State of Association" report to general membership by each Committee Chairman. (CMC assists Election Committee in preparing for election and provides guidance at meeting.)

HICKORY FARMS COMMITTEES

Welcome to the first meeting of the residents of Hickory Farms. Tonight, after a brief discussion of the Association, we will form committees.

At Hickory Farms, the following Committees will be established:

Ad Hoc Activities Committee -- The Activities Committee is responsible for organizing different types of recreational, social, and perhaps cultural events to meet the needs and desires of the residents of Hickory Farms.

Ad Hoc Architectural Control Committee -- In accordance with the Declaration this Committee is responsible for developing guidelines for exterior alterations or additions to lots or homes, reviewing and deciding on applications for any such changes, and -- subject to appeal to the Board of Directors -- monitoring and enforcing compliance to the legal documents and any rules and regulations adopted by the Board.

Ad Hoc Communications Committee -- The Communications Committee is responsible for publishing a newsletter containing information on the Association and of interest to all of the residents. For example, the newsletter might include a listing of events planned by the Activities Committee.

The Communications Committee may also produce other information which will be of value to residents, such as a resident directory, and a welcome packet, and will advise and assist the Board of Directors in communicating with the residents.

Ad Hoc Environment Committee -- The Environment Committee is responsible for supervising the use of the Common Areas, making sure that these areas are used in safe and enjoyable manner.

The Committee will also make sure that these areas receive proper maintenance, so that the interests of each owner in the property will be protected.

INITIAL TASKS FOR YOUR COMMITTEE

During the organizational period of the Association, your committee should set task objectives within the scope of its role and functions. By the end of the organizational period, you may wish to review its role and function, in the light of experience, and make recommendations to the Board of Directors for appropriate changes.

Some suggested tasks are to:

1. Define committee goals and objectives
2. Review and index those sections of the legal documents that pertain to the committee
3. Compile a list of committee tasks and establish priorities
4. Set up a filing system for recording its activities and related papers
5. Compile a list of prospective committee members to promote participation from all areas of the community, and invite them to attend committee meetings

At the conclusion of the next meeting, to take place in two weeks, each Committee will receive a Committee Notebook. The information contained in the notebook will enable you to:

1. Draw up rules and procedures -- an operating plan, so to speak -- for carrying out committee activities.
2. Review proposed Terms of Reference included in the notebooks.

COMMITTEE ORGANIZATION

WHY PEOPLE JOIN A COMMITTEE

In order to determine the appropriate structure of your committee, it may be helpful to reflect for a moment on what motivates people to join a committee, and then why they continue to participate or elect to drop out.

At the initial residents meeting people probably joined this committee for one or more of several reasons:

1. They felt "dumb" just sitting there and not joining a committee.
2. One of their friends was joining the committee.
3. They were curious.
4. They had a "pet peeve" they felt could be handled by the committee.
5. They were enthusiastic about this part of community life.
6. They saw the committee as an opportunity to meet people.
7. They felt the committee could be a source of recognition for them in their community.
8. They saw the committee as a stepping stone to a greater role in the community.
9. They wanted to "protect their investment."

Typically, committee members and community leaders give No. 10 as their reason for participating. But, in reality, it is usually one or more of the others.

However, for whatever reason a person initially joins a committee, that person will stay with it or drop out depending on the degree to which more basic and long-standing needs are met. As other community leaders have expressed it, committee members need to feel that:

1. The committee is getting something worthwhile accomplished.
2. The individual has a worthwhile role in shaping that accomplishment.
3. It is not a waste of time.
4. It is fun or at least interesting (stimulating).
5. The individual is getting some reward or recognition for his/her efforts.
6. The committee has some common goal.
7. There is a good process for getting things done.

To paraphrase a triad of needs identified by social scientists, the individual must find that the committee to some degree meets his basic needs for:

status (sense of self-worth)

stimulation, and to a small extent,

security, more or less in that order.

The committee, in order to meet the group's needs, must -- to contrive an acronym -- provide:

Goals

Rewards

Organization

Unity of Purpose

Procedure or Process

While this acronym is not all inclusive, it can serve as a quick checklist to see what needs to be done or what is missing if committee membership is dropping or if the committee does not seem to be getting things done.

COMMITTEE ORGANIZATION

From the above it is easy to see that a committee needs to be so structured that it:

1. Provides a significant role for each of its members.
2. Assures that their interests can be pursued.
3. Assures a smooth-working organization so that the committee can see accomplishment.

This is not particularly difficult with a committee of five-to-seven members in a community where all homes have been sold.

However, the above can be very difficult to achieve when there are large numbers of people participating in committees and/or when there is a large influx of new residents that need to be accommodated in the system.

To assure that Committees operate as efficiently as possible, three basic dimensions of committees should be taken into consideration: size, leadership, and membership.

One factor in determining the ideal group size is the task of the committee -- a small group has access to less total information than a large group. When the task requires a broad spectrum of information, the addition of members may increase group performance. As group size increases, however, members may feel threatened and are likely to be less willing to initiate contributions. When interacting groups become too large, there is a tendency for people to feel the groups are disorderly and time-consuming. Just as an increase in group size seems to distort the pattern of communication and create stress in some members,

so also may a decrease in group size tend to have adverse effects; for example, groups of three frequently have the problem of an overpowerful majority. Although it is a generalization, regarding the ideal number of members for committees and subcommittees, the evidence available suggests that groups of five to seven are frequently the most workable and efficient.

Membership characteristics also deserve attention. For tasks requiring interaction and consensus, care must be taken to appoint members with similar values. Where debate within a group is desirable in order to generate new ideas and approaches or for the purpose of analyzing existing programs, a committee made up of people with different backgrounds and personalities may be most effective. This would apply, for example, to a discussion on budget review. Subcommittee chairman should be carefully selected for leadership qualities. A good chairman must understand the task of the committee and have the ability to take charge and tactfully steer the course of meetings. It is important that meetings do not become forums for discussion of non-pertinent issues; the Association is likely to suffer, and it will be difficult to obtain the kind of volunteers needed to serve. Subcommittees should be re-formed each year in order to bring in new members for they are often a source of new vitality as well as different approaches to old problems.

In such a case, the day-to-day operations of the committee would be handled at the subcommittee level, with an executive committee (composed of at least one member of each subcommittee and member(s) of the standing committee) responsible for coordination and reporting. In this setting, subcommittees would be formed according to interest areas or areas of particular need under the "umbrella" auspices of the standing committee. Also, in this context, meetings of the full committee could be held to a minimum.

Naturally, a small committee -- say three to twelve members -- would not need such an extended structure but could make use of whatever portions of the structure would best meet its needs.

COMMITTEE PROCEDURES

The organizational structure outlined above enables a committee to work together, as a whole group, or to divide into subcommittees if more worthwhile results would be obtained that way. The committee should be seen not as an end, but rather as a means to the end of accomplishing things for the Association. Therefore, if it appears that the needs of the Association would be better served by breaking down into smaller groups, committee members should not hesitate to do so.

An example will clarify how this might come about. At an Initial Residents' Meeting in a new community, members are solicited for a Maintenance/Safety Committee. Seventeen people express interest in joining the committee. After outlining the basic goals of the committee, they should divide into subcommittees, focused around areas of interest. Some members might be interested in working on the pool; others might want to investigate parking policies. While these subcommittees will want to get together from time to time to present their recommendations to the larger group, most of their work will be carried out on the subcommittee level.

Basically, therefore, the subcommittee has needs which are identical to the goals of a committee. These may be summarized as follows. The subcommittee must:

1. Have an easily recognized purpose which fulfills a specific need; at such time as this need is met, the subcommittee should be dissolved or absorbed into another subcommittee
2. Have an approved set of goals and objectives
3. Follow consistent procedures and methods for conducting its business
4. Have a defined relationship between itself, the Standing Committee, the Board of Directors, the staff (if any), and management entities
5. Have a clearly defined and meaningful level of responsibility (limited authority over certain areas within its concern)
6. Have a schedule of activities, with specific deadlines for completion
7. Provide periodic progress reports to the committee.

Role of the Chairman

The most effective subcommittee chairmen are those who maintain communications with the Board of Directors. The chairman reports frequently on committee plans and activities and takes the Board's suggestions and guidance to the committee members.

Another important aspect of chairing a committee is the ability to guide the meeting so that all may feel a sense of accomplishment at its conclusion. The following guidelines should help to achieve this objective:

1. Have a definite agenda and start the meeting on time
2. Provide background materials in advance to committee members whenever practical
3. See that minutes are kept of each meeting and distributed subsequently to all members
4. Keep the meeting moving and focused by use of discussion leader techniques such as summing up what the speaker has said and directing a related question to the group as a whole
5. Discourage side conversations
6. If discussion becomes aimless and/or resolution does not seem likely, assign the matter to a member or members for further study
7. Invite constructive debate, playing "devil's advocate" if necessary
8. Inquire at the end of the meeting to see if members feel that particular subjects have been properly covered
9. Discuss plans for the next meeting; set a definite date and time
10. End meeting on time.

Guidelines for Committee Members

While the chairman guides the decision-making, it is up to each member to help make the group function effectively.

1. Any agenda issued prior to the meeting should be studied; research or reading should be completed prior to the meeting. "Do your homework."
2. Reports or items for discussion should be written and submitted to the chairman or circulated prior to the meeting.
3. Participation of all members is encouraged; neither the member who has an opinion on every point nor the member who says nothing helps to maximize participation.

A & B Construction Corporation

T/A Town & Country Developers

P. O. BOX 8

VIENNA, VIRGINIA 22180

323-7600

February 13, 1980

To The Hickory Farms Homeowners Association:

As you know by your Homeowners Association documents, you, the Homeowners Association were supposed to take over all of the control and all of the expenses that go along with this control as of January 1, 1980.

I, as the Builder and Developer of Hickory Farms, am still in the process of building the final section of Hickory Farms. I anticipate to be finished by the end of 1980. Since I still have my Construction Office and Model Houses, and still are under construction, I would be willing to continue to pay all of the expenses that I have been paying up until now which pertain to Hickory Farms, until the end of 1980. I have enclosed a copy of these expenses.

The Board of Directors would consist of the five (5) names I have enclosed for this period.

I strongly suggest that during this time the Association should start collecting dues so there will be funds in your account when the change-over does take place.

Sincerely,

Robert S. Buckhantz
President

RSB/nss

New neighbor

46 attend

Gerry & Marilyn Hopwolt
10112 Spinning Wheel

Opening remarks - Noel Clinger
More pigs needed

Feb 13, 1980
meeting
Hole

Seldstein read letter from Buckhantz
finished by ^{end of} 1980

pay all of expenses he has been paying
up to now

Bd of Directors

1 yr. term

①

Robert S. Buckhantz

Gary Kolker

Adele A

Nancy

Steven K. Powell

②

Elect 5 from our number

RB pays only for lots he owns

Nation
carries

\$8690.93

75 water

990 elec

→ 3300 lawn

1700 heat

→ 165.93 taxes

→ 332 liab.

→ 1528 fire insurance

4400

③ T & C & homeowners insurance problem

Can only collect \$15 / yr.

Discussion
Taxes

assessments can become lien ag. prop.

now Zuckhardt will collect assessments

— Covenants to residents? —

→ Discussion re old houses ←

Staring Ctte — conduct betw / comm. & builder
Nominating Ctte

→ RB ~~must~~ ~~represent~~ has fiduciary responsibility
over \$15 in acct.

We do have assn.

Nominating Ctte volunteers to see
Dean after mtg.

to be referred to RB

HICKORY FARMS

Vol. 2, No. 3
January-February, 1980

HARVESTER

HOMEOWNERS ASSOCIATION ANNUAL MEETING

Wednesday, February 13, 8:00 P.M.
(Come at 7:30 P.M. for coffee and
a social hour with your neighbors)

GREEN ACRES SCHOOL (see map)

Agenda will include discussion of the new dues arrangement and election of the board of directors.

Robert Buckhantz and his legal counsel, Dean Benson, are scheduled to attend the meeting.



Homeowners Meet With Builder

Following their resignation from the Organizational Committee in November, Jerry Mattingly and Noel Clinger met on December 17 with Robert Buckhantz and his attorneys, Charles Radigan and Dean Benson, to explore alternatives for leadership of the Association.

In response to Noel and Jerry's concern regarding their potential liability as officers, Mr. Benson stated that homeowners cannot obtain officers' and directors' insurance as long as the developer is involved with the Association. He suggested that associates of Town & Country Developers be elected to the five board positions for the time being.

The attorneys also recommended that the Association immediately assess dues of \$15 per year as presently provided in the Covenants. This would provide a fund for initial expenses when the homeowners

take over next year.

Mr. Buckhantz stated his willingness to continue paying the taxes and maintenance on the common area while construction continues in the subdivision. He also offered the assistance of his office staff in collecting the remaining signatures necessary to ratify the Covenants amendment.

Meeting participants agreed to schedule the annual meeting on February 13 to elect the board of directors and to further discuss these issues with the homeowners.

Fairfax Swimming Pool

For membership information, call Lynn Shumate, 278-8021. There are approximately 50 families on the waiting list at this time.

BABYSITTER wanted for 2 year old and 8 year old, your home. Call Carol Gerstenmaier, 978-7489.

Phone: 273-4242

SPECIALS:

Act II

HAIRCUTTERS

10821-G Braddock Rd. (and 123)
Fairfax, Va. 22030

Specializing in Precision Cuts
and Styling For The Entire Family

20% off on perms
& frosting with this
coupon

Shampoo, cut, and
blowdry for children
under 12, Mon.-Wed.,
\$6.50.

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A & B Construction Corporation

T/A Town & Country Developers

P. O. BOX 8

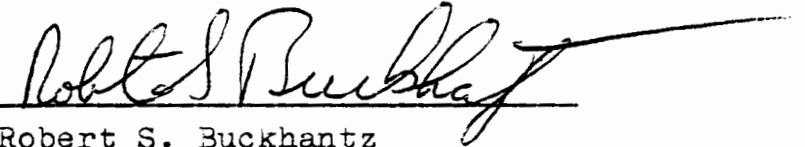
VIENNA, VIRGINIA 22180

323-7600

January 28, 1980

Homeowner:

There will be a meeting of the Hickory Farms Community Association at eight o'clock, Wednesday, February 13, 1980 at the Green Acres Elementary School. All homeowners are urged to attend.


Robert S. Buckhantz
President

RSB/nss

Signatures! Signatures!

Approximately two dozen additional signatures are needed to ratify the Covenants amendment regarding the annual assessment. The Association cannot get off the ground until this matter is resolved, and there are several issues af-

fecting the neighborhood that need attention. If you have not signed please call Jerry Mattingly (978-1656), Nancy Hepworth (978-1048), or Dick Monismith (323-7035) to make arrangements to sign the amendment. Please do it TODAY!

Association Officers Resign

Vol 2 #2 HARVESTER
DEC 1979

Because they feel the remaining signatures on the Covenants amendment cannot be collected by Jan. 1, 1980, when the homeowners will assume control of the Association, committee chairs and board members Mary Mitchell, Ron Colaprete, Jerry Mattingly, and Noel Clinger have resigned. This action followed extensive discussion of the problem and its possible solutions at the Nov. 14 Organizational Committee meeting at Noel Clinger's.

Without ratification of the amendment, the Association is powerless to collect assessments so that it can pay its obligations, taxes and liability insurance on the common areas, or seek legal advice, bond its officers, etc. Noel and Jerry expressed concern as to the personal liability of the Association officers functioning in official capacities without being bonded. They also felt that Town & Country Developers could not leave Hickory Farms without a viable homeowners association. Therefore, it was agreed that Noel and Jerry submit their resignations (from the Board of Directors) to Robert Buckhantz, thus returning full responsibility for running the Association to the builder.

Noel and Jerry agreed to continue collecting signatures and Mary will organize the caroling party, but they will be acting only as homeowners and not in any official capacity.

Other Organizational Committee Business

Nancy Hepworth's resignation as Communications Committee chair was accepted.

In the absence of a secretary, the Harvester report of committee proceedings will be the official record.

Noel Clinger reported that there is a balance of \$197.77 in the Association checking account.

Checks from the Rucker Realty salespersons for their ad in the Nov. Harvester were accepted and guidelines for Harvester advertising were established. There will be a maximum of two ads per issue. The charge for a large ad is \$15.00 and a half-size ad is \$7.50. Proceeds from the advertising are to be used for Harvester expenses only.

As of Nov. 14, twenty-six signatures were needed to ratify the Covenants amendment.

Architectural Control Committee chair Ron Colaprete stated that homeowners may have their house numbers painted on their curbs without consulting the Architectural Committee.

July 11, 1978

Mr. Noel Clinger, Chairman
Hickory Farms Community Association
Organizational Committee
4336 Farm House Lane
Fairfax, Virginia 22030

RE: Hickory Farms Community Association

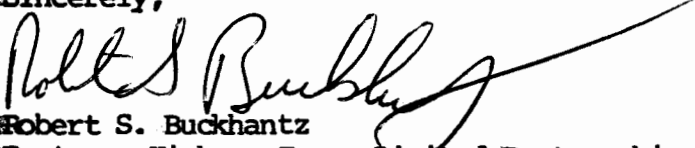
Dear Mr. Clinger:

I am writing to inform you that Hickory Farms Limited Partnership, as Developer, has been paying and will continue to pay all Association expenses listed on the attached Schedule of Expenses for a period of time ending not sooner than September 1, 1979.

So long as those expenses are the only expenses incurred by the Association, there will be no need to collect assessments. However, any additional expenses must be met by the residents through the assessments. Thus, such expenses should be approved by the Board of Directors of the Community Association.

We have asked that, until such time as there arises a need to levy assessments, the Community Association Board of Directors set the annual assessment at zero. Importantly, it is our understanding that there is no need to begin accumulation of major repair and replacement reserves until such time as the Association assumes operational responsibility for the Properties.

Sincerely,


Robert S. Buckhantz
Partner, Hickory Farms Limited Partnership

MINUTES OF ANNUAL MEETING OF
HICKORY FARMS COMMUNITY ASSOCIATION

The Annual Meeting of the members of Hickory Farms Community Association was held at the Green Acres School, Fairfax, Virginia on the 13th day of February, 1980, at 8:00 p. m.

Approximately 50 homeowners were in attendance, and Dean R. Benson, Attorney for A & B Construction Corporation, attended the meeting on behalf of A & B Construction Corporation and served as Chairman of the meeting.

Mr. Harry Feldstein read a letter to the meeting from Mr. Robert Buckhantz, President of A & B Construction Corporation, which set forth his promise to pay all of the expenses of the Association in 1980 if he and four of his colleagues would be re-elected to the Board of Directors of the Association and if the Community Association permitted A & B Construction Corporation to continue to use for offices and storage the two houses located on the common area. There followed a general discussion of the budget and financial status of the Association.

On motion duly made, seconded and carried, the arrangement proposed by Mr. Buckhantz was approved and the following persons were elected to the Board of Directors of the Hickory Farms Community Association, to serve until the next Annual Meeting of the Association in 1981:

Robert S. Buckhantz
Adele A. Buckhantz
Steven K. Powell
Gary Kolker
Nancy Kolker

Thirteen persons volunteered to serve on the Nominating Committee of the Association for the purposes of nominating candidates for election to the Board of Directors in 1981. A list of those persons is filed herewith.

There being no other business to be transacted, the meeting was, upon motion duly made, seconded and carried, adjourned.

ROBERT S. BUCKHANTZ, Chairman

By: Dean R. Benson
Dean R. Benson

HICKORY FAMRS COMMUNITY ASSOCIATION 1980 NOMINATING COMMITTEE

John Sweek
Martha Varzaly
Steve Varzaly
Jeff Merlin
Stephen Hopkins
Jim Tassie
Fred Sharrocks
Dick Monismith
James Lewis
Steve Thompson
Noel Clinger
Jerry Mattingly
Larry Graviss

HICKORY FARMS COMMUNITY ASSOCIATION
P.O. Box 8
Vienna, Virginia 22180

NOTICE OF ANNUAL MEETING OF MEMBERS
To Be Held on Tuesday, November 23, 1982

October 29, 1982

The Annual Meeting of Members of the Hickory Farms Community Association will be held on Tuesday, November 23, 1982, at 8:00 p.m., in the auditorium of the Green Acres Elementary School, located at 4401 Sideburn Road, Fairfax, Virginia. The meeting will be conducted:

1. To increase the Board of Directors to nine (9) members from the current number of five (5) members; and
2. To elect the Board of Directors; and
3. To transact such other busienss as may properly come before the meeting or any adjournment thereof. All owners of lots in the Hickory Farms subdivision are members of the Association. The owners of each lot are entitled to one vote for the lot and it is not necessary that all owners of a particular lot attend the meeting.

BY ORDER OF THE
BOARD OF DIRECTORS


Robert S. Buckantz, President

IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE SIGN THE ENCLOSED PROXY AND RETURN IT TO HICKORY FARMS COMMUNITY ASSOCIATION AT P.O. BOX 8, VIENNA, VIRGINIA 22180, AT YOUR EARLIEST CONVENIENCE OR ARRANGE TO HAVE IT DELIVERED TO THE SECRETARY OF THE MEETING.

October 31, 1982

TO: ALL MEMBERS OF HICKORY FARMS COMMUNITY ASSOCIATION

Hickory Farms Subdivision includes approximately 21 acres of undeveloped land reserved for community use. This land is owned and maintained by the Hickory Farms Community Association. Each of you is a member of this Association.

Up to now, Hickory Farms Limited Partnership, the developer of the subdivision, has maintained this common area land without cost to the other members of the Association. The developer has also taken care of the administrative tasks involved with running the Association. But Hickory Farms Limited Partnership expects to complete its development plans within the next year and will no longer be a member of the Association.

Accordingly, in order to provide for a smooth transition, a Board of Directors consisting entirely of homeowners for the Association should be elected now. A meeting of all members of the Association is scheduled for this purpose on November 23, 1982, at 8:00 p.m. The meeting will be held at Green Acres Elementary School, 4401 Sideburn Road, Fairfax, Virginia. The current Board of Directors has appointed a nominating committee that has recommended increasing the members of the Board of Directors from five (5) to nine (9). The Nominating Committee will present as its nominees for election to the Board of Directors the following eleven homeowners from Hickory Farms Subdivision:

Richard L. Monismith,
Richard F. Sharp,
Lois Hill,
Robert K. Lindley,
Kent L. Manuel,
Noel W. Clinger,
Frank Denny,
Jerome Mattingly,
Ronald G. Thorne,
Ronald J. Colaprete, and
Dennis G. Faust.

A formal Notice announcing the meeting and a Proxy form are enclosed. It is very much hoped that each of you will be able to attend the meeting, but if you cannot, please complete the Proxy and return it to the Association so that your vote may be registered at the meeting.

Sincerely,


Robert S. Buchantz

MINUTES OF ANNUAL MEETING

OF

HICKORY FARMS COMMUNITY ASSOCIATION

Pursuant to notice dated October 29, 1982, the Annual Meeting of Members of Hickory Farms Community Association was held at Green Acres Elementary School, 4401 Sideburn Road, Fairfax, Virginia on November 23, 1982. The meeting was called to order at 8:10 p.m. The owners of 40 lots attended the meeting, and the owners of 14 other lots were represented by written proxies filed at the beginning of the meeting. A list of the homeowners in attendance and those represented by proxy is attached as part of these Minutes. At the request of the President of the Association, William L. Matson, of Adams, Porter & Radigan, served as Chairman of the meeting.

A general discussion of the voting and quorum requirements for the matters to be brought before the meeting took place. It was announced that the required quorum of one-half (1/2) or 100 votes of the total membership (199) was not present. It was pointed out that the members present at the meeting had the power under the Bylaws to adjourn the meeting and that the quorum requirements for any such adjourned meeting were reduced to one-fourth (1/4) of the total votes in the Association.

After a general discussion on the common areas, Association liabilities and Bylaws and other issues, the meeting addressed the question of whether an adjourned meeting should be set. A motion was duly made and seconded that the meeting be allowed to die for lack of a quorum, with no adjournment date set, but that the Board appoint a committee of members from those present at

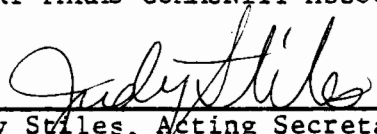
the meeting to assist in preparing for a newly called Annual Meeting. After discussion, the motion was put to a vote and passed unanimously. The meeting was thereupon adjourned.

However, before dismissing the meeting, the Presedent of the Association asked for volunteers to assist in preparing for the rescheduled Annual Meeting. J. Clivie Goodwin, Jr., Richard Monismith, Harry E. Herchert, Chet Pauls, and Nancy J. Holt agreed to serve and their appointment was approved by acclamation of those present.

There being no further business, the meeting was dismissed.

HICKORY FARMS COMMUNITY ASSOCIATION

BY: _____


Judy Stiles, Acting Secretary
for the meeting

LIST OF HOMEOWNERS IN ATTENDANCE AND THOSE REPRESENTED BY PROXY:

Michael D. Davis
Harry E. Herchert
William M. Biscomb
James O. Lewis
Richard L. Monismith
Kent L. Manuel
James F. Gatton
Dennis G. Faust
John E. Mercer Jr.
Raymond L. Kraus
Jo Ann Stroud
Robert J. Collins
Santo J. Rannaizisi
Allan N. Shoap
Ronald J. Colaprete
Gerald D. Decker
Luis A. Ramos
Charles R. Touri
Michael H. Williams
Vincent V. Dean
Steven A. Thompson
James A. Hill
James W. Dyer
Daniel W. Reinhard Jr.
Joseph D. Chastang
John A. Phillips
Simon N. Jenkins
Nancy J. Holt
Robert K. Lindley
John McGuinness
Harold W. Black
James A. Fleming Jr.
Charles D. Wise
Robert Cosgriff
Gerald R. Pressler
Joseph R. McCleary
Calvary Men Park
James C. Goodwin
Frank Wright
Craig Henschen
George Strohrer
Edmond Kiechlin
Ronald Thorne
Chester F. Pauls

8 LOT WERE REPRESENTED BY ROBERT S. BUCKHANTZ OWNER

1. A package of documents taken off of the land records at Fairfax County, Virginia, consisting of Second Amendment to Deed of Dedication; the Deed of Dedication and Declaration of Covenants, Conditions and Restrictions; Deed for Parcel A (part of the common area); and Amendment to the Deed of Dedication.
2. Deed to Parcel B and C, also part of the common area.
3. Articles of Incorporation and Bylaws.
4. Certificate of Incorporation.
5. Notices and Minutes of organizational meetings of Members and Board of Directors.
6. Articles of Amendment to Articles of Incorporation.
7. Minutes of Annual Meeting on February 13, 1980.

NOMINATING COMMITTEE

J. Clivie Goodwin, Jr.
4360 Harvester Farm Lane
Fairfax, Virginia 22032
323-8721

Richard Monismith
4329 Farm House Lane
Fairfax, Virginia 22032
323-7035

Harry E. Herchert
4319 Farm House Lane
Fairfax, Virginia 22032
978-0783

Chet Pauls
4395 Country Squire Lane
Fairfax, Virginia 22032
978-1265

Nancy J. Holt
10110 Round Top Court
Fairfax, Virginia 22032
978-1468

MINUTES OF ANNUAL MEETING
OF
HICKORY FARMS COMMUNITY ASSOCIATION

Pursuant to notice dated October 29, 1982, the Annual Meeting of Members of Hickory Farms Community Association was held at Green Acres Elementary School, 4401 Sideburn Road, Fiarfax, Virginia. The meeting was called to order at 8:10 p.m. The owners of 40 lots attended the meeting, and the owners of 14 other lots were represented by written proxies filed at the beginning of the meeting. A list of the homeowners in attendance and those represented by proxy is attached as part of these Minutes. At the request of the President of the Association, William L. Matson served as Chairman of meeting.

A general discussion of the voting and quorum requirements for the matters to be brought before the meeting took place. It was announced that the required quorum of one-half (1/2) of the votes of the total membership was not present. It was pointed out that the members present at the meeting had the power under the Bylaws to adjourn the meeting and that the quorum requirements for any such adjourned meeting were reduced to one-fourth (1/4) of the total votes in the Association.

After a general discussion on the common areas and other issues, the meeting addressed the question of whether an

adjourned meeting should be set. A motion was duly made and seconded that the meeting be allowed to die for lack of a quorum, with no adjournment date set, but that the Board appoint a committee of members from those present at the meeting to assist in preparing for a newly called Annual Meeting. After discussion, the motion was put to a vote and passed unanimously. The meeting was thereupon adjourned.

However, before dismissing the meeting, the President of the Association asked for volunteers to assist in preparing for the rescheduled Annual Meeting. J. Clivie Goodwin, Jr., Richard Monismith, Harry E. Herchert, Chet Pauls, and Nancy J. Holt agreed to serve and their appointment was approved by acclamation of those present.

There being no further business, the meeting was dismissed.

HICKORY FARMS COMMUNITY ASSOCIATION

By: Judy Styles, Acting Secretary
for the meeting

HICKORY FARMS COMMUNITY ASSOCIATION
P.O. Box 8
Vienna, Virginia 22180

Dear Member:

The response to our last letter has been gratifying. We have received nominations for eight persons to serve on the Board of Directors. A brief biographical sketch submitted for each nominee is enclosed. The election to the Board will occur at a meeting on March 16, 1983. Nominations from the floor will also be accepted. If you intend to nominate someone, please prepare a short biographical sketch of your nominee so that he or she can receive the same consideration as the others. The current nominees are:

2 Clivie Goodwin
1 Harry E. Herchert
4 Edmond F. Kiechlin, Jr.
3 Jack McCarthy
5 Chester F. Pauls
6 Jim Rannazzisi
8 John J. Theologos
7 Frank Wright

Before we can elect Directors we must decide the number of Directors. The by-laws allow for 5 to 9 Directors. Before electing anyone to the Board we will vote to choose the number of Board members. The committee established at the last meeting recommends a Board consisting of seven (7) members.

A formal notice of the meeting and a proxy form are enclosed. If you cannot attend the meeting, please complete the proxy form and return it to the Association. First, mark the ballot to indicate your preference for the number of members of the Board. Then indicate by entering a number (from 1 to 8) beside each nominee's name your preference for members of the Board. (1 would be most preferred, 8 would be least preferred.) This is necessary because we do not know yet how many Board members will be elected.

The last meeting was adjourned without electing the Board, because a quorum was not present. We considered adjourning for a few minutes and re-convening. At such an "adjourned" meeting the quorum requirements are greatly reduced. Most of those present at the last meeting believed it would be inappropriate to conduct an "adjourned" meeting the

first time. It is possible that if a quorum is not obtained at the next meeting, an "adjourned" meeting could be convened. This may be necessary to elect a Board of Directors to attend to the necessary business of the Association.

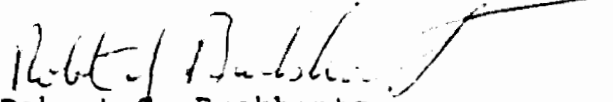
The agenda for the meeting will be:

- A. Introduction and opening remarks.
- B. Selection by vote of the number of members of the Board.
- C. Election of the Board of Directors.
- D. Review of Association finances.
- E. A discussion of the retention or disposal of the buildings on the common property (the farm house, etc.).
- F. Other new business, if any.

Item "E" has been added to the agenda because this will be one of the first things the Board should consider.

Please come to the meeting and participate. Decisions made will affect everyone in the Association. If you cannot come, please send in your proxy.

Your truly,


Robert S. Buckhantz
President

**MINUTES OF ANNUAL MEETING
OF
HICKORY FARMS COMMUNITY ASSOCIATION**

Pursuant to notice dated February 28, 1983, the Annual Meeting of members of Hickory Farms Community Association was held at Robinson High School, 5035 Sideburn Road, Fairfax, Virginia on March 16, 1983. The meeting was called to order at 8:05 p.m. The owners of 47 lots attended the meeting and the owners of 29 other lots were represented by written proxies filed at the beginning of the meeting. A list of homeowners in attendance and those represented by proxy is attached as part of these Minutes. At the request of the President of the Association, William L. Matson, of Adams, Porter & Radigan served as chairman of the meeting.

It was announced that the required quorum of one-half (1/2) of the votes of the total membership (199) was not present. A motion was made and seconded that the meeting adjourn and be reconvened two (2) minutes later. After discussion, the motion was put to a vote and passed unanimously. Thereupon, the meeting was adjourned.

The next matter to come before the meeting concerned the election of the Board of Directors. A motion was duly made and seconded that the Board of Directors be increased from five (5), members to seven (7) members. After discussion, the motion was put to a vote and passed. The chairman then called for nominations for election to the Board of Directors. The names of the following individuals were placed in nomination for election by the committee appointed at the November 23, 1982 meeting: Clivie Goodwin, Harry E. Herchert, Edmond F. Kiechlin, Jr., Jack McCarthy, Chester F. Pauls, Jim Rannazzisi, John T. Theologos, and Frank Wright. These nominations were duly seconded. In addition, Jerry Pressler and Fred Sharrocks were nominated and their nominations duly seconded. The nominations then closed.

Ballots were distributed and a discussion ensued as to the proper method of marking and counting the ballots. A motion was duly made and seconded that the members present at the meeting vote for only seven (7) members of the Board, with no order of preference listed, and that the proxies be counted as a vote in favor only of the first seven preferences shown. The proxy designated on the proxy ballot agreed to be bound by the vote of those present on this point. After discussion, the motion was put to a vote and passed.

Jamie Gutierrez and the secretary of the meeting were appointed to count the ballots. Then they certified the results of the election. The following nominees were elected to the Board of Directors: Herchert, Pauls, Rannazzisi, Theologos, Goodwin, Kiechlin and McCarthy.

After a general discussion on the estimated expenses of maintaining the common areas of the Association, the meeting addressed the question of whether the houses on the common area should be retained or demolished. A motion was duly made and seconded that the Board of Directors be directed to meet with the developer and arrange for the demolition of the houses. After discussion, the motion was put to a vote and passed.

There being no further business, the meeting was adjourned.

HICKORY FARMS COMMUNITY ASSOCIATION

By: Judy Stiles

Judy Stiles

Acting Secretary for the Meeting

In attendance
Ed Wischlin
Harry Herschert
Jack McCarthy
Me -

6/8/83

Harry - Insurance policy was renewed - Buckhantz plans on cancelling it when he leaves. County cuts grass outside the fence. Bank account is set up. Chet, John, & Harry will have signatures authorized. Checks need 2 signatures. Account is @ 1st American. Need a tax ID number. IRS is sending an SS-4 form and done on not-for-profit organization to Chet Pauls. Lawyer assured us we own the common ground (gave deed book & page number). Has a first draft of the next letter to homeowners ready for chop. He will give it to John tomorrow. 1984 annual meeting in Oct 83. A lady from N house wants someone to attend their quarterly meeting on 22 June. Harry & Jack will go. Other members of the BOD may go.

Me - GET A HFCA 2 STAMPS

HFCA &
SPELLED OUT

Left blank any discussion about Neighborhood Watch. ~~He~~ They are having a little trouble with the idea of merging with us.

Harry going on vacation 10-17 June.

Next meeting at Harry's house @ 1930 on 21 June.

Jack McCarthy's Committee will be the Community Activities Committee.



DATA-DESIGN Laboratories

Attending:

HARRY HERCHERT
JACK MCCARTHY
ED KIECHLIN
JOHN THEOLOGOS
CLIVIE GOODWIN

21 June 1983

Harry Herchent's house.

Harry - review of old business. action item, stamps are ready. All discussed what to do about a really recalcitrant homeowner (defies Architectural control committee etc.). Read a letter from Cosgriff from Guam - area of interest in improving and preservation of common area in natural states. May we should bring this up at the annual meeting. Letters from Audrey Moore & A have people (Residential Youth Services). Harry and Jack McCarthy will go to a meeting tomorrow (Wed 22 June) night @ A house (4369 Farm House Lane). Another letter from Audrey Moore re cable being laid across the common ground for cable TV service. Talked about dumped newspapers beside Cotton Farm Rd. Who do we call to get streets cleaned? John will call. Board members should try to get people to volunteer for the Architectural Control Committee.



DATA-DESIGN Laboratories

Engineers for Pichory Farms is
Ross & France. (in Manassas).

Mr. Buchhanty will be sure through Bill
Mattson that the by-laws we have are the official
ones.

Our box number is 2239.

Mr. Buchhanty is going to tell Bill Mattson
that we will send any By-laws changes to him
for help/comment.

~~Grass cutting - on farmhouse~~

Insurance - on farmhouse through 5/23

Mr. Buchhanty will renew until 1 July.

Grass cutting - \$257 per cutting plus an
amount (\$35 to 45) for cutting the area where
the houses will come down. Was cutting every
10 days, which would run ~~through~~ about \$4500
per year. (Sterling Lawn Service, Inc.)

Glenn 't kept a record of what the
architectural committee has & hasn't approved.
Doesn't remember any unresolved issues. People

did get written permissions. Some people have been called to say that they needed to get permission for something they had started to do.

Should write State Corporation Commission for the rules for incorporating the Association.

Suggests counsel from Bill Mattson on bonding the BOD.

1 July is OK for turnover to the new board.

Suggested a news-letter.

\$ 2000 Gross

400 insurance

375 Taxes (\$750 per year)

100 bonding

legal fees

300 mail & supplies - miscellaneous admin
billing service

CHANGES TO THE BY-LAWS
AT THE ANNUAL MEETING

Article I-Passed as proposed.

Article II-Passed as proposed.

Article III-Passed as proposed, except for Section 4 which will be changed to read as follows:

Quorum. The presence, either in person or by proxy, of one-fourth (1/4) of the Association Members shall constitute a quorum for transaction of business of the Association. If the number of Members present shall drop below the quorum and the question of absence of a quorum is raised, no business may thereafter be transacted until a quorum is present. If a meeting of members cannot be organized because of the absence of a quorum, the persons present may adjourn the meeting to a time not less than seven (7) days from the time the original meeting was called. At any such reconvened meeting, the presence of members or proxy holders entitled to cast one-eighth (1/8) of the votes shall constitute a quorum.

Article IV-Delete the first sentence of Section 3.

Article V-Passed as proposed.

Article VI-Passed as proposed.

Article VII-Passed as proposed.

Article VIII-Delete the second sentence of Section 5.

Article IX-Passed as proposed.

Article X-Passed as proposed.

Article XI-The following is to be added to Section 6:

No special assessment shall exceed fifty per-cent (50%) of a regular assessment without approval at a meetin of the Members.

Add a new Section 7. Expenditures. No single expenditure of funds shall exceed one thousand dollars (\$1,000) without approval by a two thirds (2/3) vote by the Board of Directors.

Article XII-Passed as proposed.

Article XIII-Passed as proposed.

Harry H. - told Buckhantz we want to meet with him on 26 April to talk about all sorts of things, including that we want to ask for dues. Mr. B. will pay the bills until he leaves. Harry thinks we should start collecting dues for the Jul-Sept quarter.

Meet at 7:30 pm on 26 April at sales office.
Bring a lawn chair.

When Mr. B. is through, he will knock the houses down.

Jack McCarthy asked when we would be liable for the buildings - School is out, the accident rate will probably go up.

Chet Pauls - talked about homeowners' association in Chantilly. 1st quarter letter from homeowners assoc. 2nd quarter letter from attorney. 3rd lien on house. Have a billing service. ^{\$450/month} on \$7000 base. Have insurance on the common ground. Have a separate attorney for the liens. His fees are paid by the delinquents. They maintain their streets & trash & swimming pool. \$6000 for grass work. Have had a lot of trouble with contractors. Have a legal reserve fund now about \$60K to \$70K. Suggested getting on the County supervisors' mailing list. They have stopped terms for BOO.

Jim Rannizzisi has a Real Estate lawyer she would recommend - he doesn't need a retainer. William A. Marshall.

Jim has a list of homeowners but doesn't think it is accurate.

Harry - want to send out a letter with the
minutes of last meeting - names of officers -
when we collect money - transition date - policy
for dues collection - explain a little what the
money will be used for - Committee Chairman if
we have them.

Harry will check with people who went to meeting about a house. (Jerry Mathungly) and Audrey Moore. Chet to Mr. ^{Bruce} Sulz - Jim to ^{Ponnie} Manuela

7:30 11 May King's Park Library

John Theologos, Clive Goodwin, Harry Henshaw
will go to the meeting. Harry will check to see
what representation will be there from the college.
Chet will contact ~~President~~ Glenn Ridgwood and
C.A. to let them know we will be going.

John asked for by-laws changes - no new ones were offered. Need to get a "hold harmless" clause in the by-laws.

② We need liability insurance now (if we start signing agreements with Buckhanty, etc.)

③ Be careful about knowing the status of the bonds
Buchhanty must satisfy before he leaves.

Harry } will investigate insurance.
Chino }
Chet }

Expect to have annual meeting ~ 12 July.
Would need to send out letters asking for dues

J. MCCARTHY 4334 S.M.L. 323-9469

J. RAUNAZZIS 4323 S.M.L. 425-6582

25 May 1983

Letter - status, needs & attachments
Chire will take care of:

Bank account - Harry, John, Chet. will sign.
Harry ~~Chet~~ will open & get signature cards. Next
meeting BOD can give Harry their titles.

Discussed fraternity house on Roberts Rd. Meeting
with Audrey Moore, et al. on 5/11/83

Group Residential Home - Jack McCarthy should
head committee.

Chet Pauls - McIntyres live next door. Last summer
had rough crew. Need to have better screening,
not do away with. Complaints about land-
scaping & painting (lack of both). Kids sitting
in parked car in front of house. At meeting
some weeks ago, Bonnie Manuel was elected
as POC for any complaints from community.
She wants us to take over this function. Haven't
had any specific complaints recently.

Lambda house in Cape Cod on Farm House.

Jim has not talked to Neighborhood watch yet.

Estimate for Insurance - Weaver Bros. Insurance
for commons & \$1M liability \$275/year.
Director & Officers liability, \$1M each \$700/year
Insurance
~~Concept~~ - need to tell them what we want
Provides for defense. Need a copy of our
by-laws and financial statement - quote will
be for 30 days - premium payable annually
in advance.

(2)

5/25/83

Have to file an income tax return.
Don't want to have a big surplus to
avoid paying taxes.

Make sure that grass cutter is insured
and has workmen's compensation insurance.

Weaver Bros can collect fees etc. Make
statements, no tax returns / \$72/unit/year.

Clive will check other insurance agent.

Has Bob Buchdanty renewed the insurance?
What does the roadside mean (for grass cutting)?
What about official copies of by-laws?

When is the annual meeting? Henry's
tentative schedule has it for Nov 83 & Nov 84.
Need to have one to get the by-laws amended.
How about Oct? Everyone agreed that
Oct. is OK, probably early in Oct. By-laws
will say during 1st 2 weeks of October.

We will try to canvass the renters to get
them involved, update addresses list &
encourage them to participate (after we
get installed).

When we get the next letter out (right
after we take office) we will solicit volunteers
for committees. Jim R. will have
the Neighborhood Watch thing resolved by then.
Need to put in something for absentee owners
for giving someone local a proxy.

- ① Harry will write next letter to homeowners
② " " open bank account
" " check grass-cut & insurance renewal
Civie " provide letter to Judy ^{on estimates}
" " get another insurance ~~estimate~~
Jim will meet with N. Watch
John will get by-laws draft by next meeting
for BOD approval.
Chet will get with Kieding of (L & B) and
ask them to represent us. Get any
questions for attorney to Chet by 6/8/83.
Chet - Check with Audrey Moore on Buckhantz's
release from bonds, etc.
Harry - will check with Mattson to be sure
that the ground has been deeded to us.
All - bring checks.
Next meeting - Harry will get first cut at next letter
to John by 6/8/83. The rest of us will
word-smith it and have it ready by 20th.
I will provide copies of housing list
on 8th for updating.

Quick meeting on 7 June - mailing list
and letter. probably at Jack McCarthy's
at 7:30pm.

Chet's discussion @ accountant

10% delinquent.

2% to court.

costs ~ \$1.35/unit/month (not a CPA)

also provides accounting, check preparation,
& reports to BOD.

Labels are 10-15¢ each.

Chet report on 7 June how to set up accounts.
Civie report on how to get out minutes, etc.

Minutes of the First Meeting

26 July 1983

The meeting was called to order by the President, Mr. Harry Herchert. All members were present.

The first item discussed was the financial status of the Association. \$3420 had been received from homeowners paying their assessments. \$2400 of this amount had been deposited in the bank. This represents payment from 114 lots. The Directors discussed a draft of a dunning letter to be sent to delinquent homeowners, and a late payment penalty. A motion to suggest to the homeowners at the next Annual Meeting that a late payment fee of \$5 be established carried unanimously.

A copy of an application for insurance for the Directors was submitted for the record by Mr. Pauls. This application included a "Straw-Man" budget.

A motion to accept the services of Miss Julie Foster to collect and account for the dues from the homeowners carried. Mr. Pauls will arrange for a contract to formalize this arrangement.

Mr. Pauls had obtained a quote from the Financial Services Group of Risk Management Consultants, Inc. for Officers' and Directors' liability insurance for the Board of Directors. The Premium for \$1,000,000 per incident (with a \$250 deductible) coverage is \$436.69 per annum. For \$3,000,000 coverage the premium would be \$1,155.94. Mr. Herchert is in the process of getting a quote from Reliance Insurance for comparable coverage. Mr. Goodwin mentioned that he had been attempting to obtain a competitive quote, but that the company he had contacted had declined to offer a quote. Mr. Pauls volunteered to check to see if a "hold harmless" clause should be inserted in the Association By-Laws and if so, what effect that would have on the liability insurance. A motion was made that the Board should procure liability insurance from Risk Management Consultants. The motion carried. Mr. Pauls will procure the policy. Mr. Herchert will still obtain a quote from his source.

Mr. Herchert had a check from the previous Community Association which was the amount remaining in their bank account. It was for \$127.63. He gave the check to Mr. Pauls for deposit.

The next subject discussed was the records of the Association. Mr. Goodwin will maintain a book which organizes the files in chronological order. He has the official seal of the Association. He will provide minutes of each meeting at the following meeting. The Board still does not have a copy of the By-Laws of the Association with signatures. Mr. Goodwin will procure one.

Mr. Rannazzisi suggested that the Board provide the Neighborhood Watch Officers a copy of the proposed By-Law changes whose intent is to accomodate a merger of the Community Association and the Neighborhood Watch. After discussion, it was decided that Mr. Rannazzisi would prepare a letter for Mr. Herchert's signature to open this discussion. One item which needs to be resolved is the effect that a merger would have on the liability insurance of the Community Association.

Mr. Herchert had received two letters from County Supervisor Audrey Moore's office. The first was a letter concerning the plans of George Mason University to build a sports arena on campus. The principal concern among the Directors was the effect this would have on

HICKORY FARMS COMMUNITY ASSOCIATION
P.O. Box 2239 Fairfax, Virginia 22031

NOTICE OF ANNUAL MEETING

September 23, 1983

Dear Homeowners/Residents,

The annual meeting of the members of the Hickory Farms Community Association will be held on Wednesday, October 12, 1983 from 7:30 P.M. to 9:30 P.M. in the cafeteria of the Green Acres Elementary School, located at 4401 Sideburn Road, Fairfax, Virginia.

Attachment (1) is a preliminary agenda. The final agenda will be set three days before the 12th of October and any changes will be provided to you at the meeting. If you wish to comment or place an item on the agenda, please contact the board at the above address.

As we mentioned in our July 1, 1983 letter, the primary purpose of the meeting will be to vote on changes to the HFCA By-laws. Some of these changes are significant and we would appreciate your every effort to attend. A copy of the proposed By-laws, attachment (2), is enclosed for your review. Please bring this document with you to the meeting.

Another reason for the meeting is to provide you with an update on the progress of the Board, the departure of A & B Construction Company from the common grounds, the Association's financial status and a word or two about the various committees. Additionally, we would like to get your comments concerning the Association and any future Association endeavors.

The Board would like to take the opportunity to thank the large percentage of homeowners who so promptly paid their 1983 dues and thereby made our collection job so much easier and, more importantly, less costly. We will provide you with the details of the collection effort during the annual meeting.

Again, we wish to remind you that the Architectural Control Committee (ACC) has been established and that the Board intends to enforce the control criteria (architectural and environmental) described in the Declaration of Covenants to your deed. Please review these covenants. If you have any questions or have complaints about homeowners who are violating the Covenants, please contact the ACC chairman at the above address. Unless we hear from you, this control mechanism cannot work. Forms for requesting an ACC review will be available at the meeting.

We are looking forward to meeting as many of you as possible on the 12th. If you are a homeowner and unable to attend, please sign the enclosed proxy, attachment (3), and return it to the HFCA before the meeting or arrange to have it delivered to the secretary, Mr. Goodwin, at the meeting.

For the Board,

Harry E. Herchert
President, HFCA

HICKORY FARMS COMMUNITY ASSOCIATION

1984 ANNUAL MEETING
12 Oct. 1983

1. INTRODUCTION - President
 - a. Board Members
 - b. Board Proceedings
2. FINANCIAL STATEMENT - Treasurer/Vice President
 - a. Budget
 - b. Income
 - c. 1983 Collection Details
3. DEPARTURE OF A&B CONSTRUCTION CO. - President
4. COMMITTEE UPDATES - Chairman
 - a. Architectural Control
 - b. Social Activities
 - c. Security
5. BY-LAW REVISIONS AND VOTE - Vice President/Secretary
 - a. Questions & Discussion
 - b. Vote
6. COMMENTS AND SUGGESTIONS - Members

BY-LAWS
OF
HICKORY FARMS COMMUNITY ASSOCIATION

ARTICLE I

NAME AND LOCATION. The name of the corporation is Hickory Farms Community Association (HFCA), hereinafter referred to as the "Association". Meetings of members and directors may be held at such places within the State of Virginia, County of Fairfax, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to Hickory Farms Community Association, its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners and Residents.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in the Office of the Clerk of Circuit Court of Fairfax County, Virginia.

Section 7. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

Section 8. "Resident" shall mean and refer to any legal tenant of a home leased from an owner as defined in Section 5 herein.

Section 9. "Board" refers to the duly elected Board of Directors of the Association.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. An annual meeting of the members will be held during the month of October of each year. The date, time, location, and agenda will be determined by the Board. The annual meeting shall be held for the election of directors and the conduct of such other business as may be properly brought before the meeting.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of one-fourth ($\frac{1}{4}$) of the voting membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be mailed to all owners and residents at least 15 days before such meetings. Such notice shall specify the date, time, location and agenda.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-fourth ($\frac{1}{4}$) of the votes shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-laws. If, however, such quorum shall not be present or represented at any meeting, the Board of Directors shall have power to adjourn the meeting, and reconvene without notice other than an announcement at the meeting. At any such reconvened meeting, the presence of members or proxy holders entitled to cast one-eighth ($\frac{1}{8}$) of the votes shall constitute a quorum.

Section 5. Proxies. At all meetings of the members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. No member shall be allowed to execute more than four (4) proxies per meeting except for the secretary and his vote shall be as directed by the Board. No such proxy shall be revocable, given by the member that it be revoked, except by actual notice to the officer presiding over the meeting. Any proxy shall be void if not signed by a member or by a person having authority to execute deeds on behalf of the member. Any proxy shall be void if it is not dated and witnessed by a person who has signed their full name and inserted their full address. A proxy shall terminate automatically upon the adjournment of the first meeting held on or after the date of the proxy or upon conveyance by the member of his lot.

ninety days prior to each annual meeting of the members, to serve from the day of appointment until the close of the annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations shall be made from among members of the Association.

Section 3. Election. Election to the Board of Directors shall be made by written ballot. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held approximately monthly at such place and hour as may be fixed from time to time by the Board.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Board, or by any two directors.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have the power to:

(a) Adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon and to establish penalties for the infraction thereof.

(b) Suspend the voting rights and right to use the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations.

(c) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-laws, the Articles of Incorporation, or the Declaration.

(d) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent

from three (3) consecutive regular meetings of the Board of Directors.

(e) Employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members of the annual meeting of the members, or at any special meeting when such a statement is requested in writing by one-fourth ($\frac{1}{4}$) of the members.

(b) Supervise all officers, agents and employees of this Association, and to see that their duties are properly performed.

(c) As more fully provided in the Declaration, to:

1. Fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period.

2. Send written notice of each assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment period.

3. Foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring legal action against the owner personally to pay the same.

4. Take legal action to enforce the restrictive covenants.

(d) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment.

(e) Procure and maintain adequate liability and hazard insurance for the Association.

(f) Cause the Common Area to be maintained.

Section 3. Fidelity Bonds. The Board of Directors shall require that all directors, officers, trustees, volunteers, agents and employees of the Association handling or responsible for funds furnish adequate fidelity bonds or insurance. The fidelity-bonds or insurance shall designate the Association as a named insured and, if obtainable, shall be written in an amount sufficient to provide protection which shall be not less than one-half the Association's estimated annual operating expenses and reserves. The premiums on such fidelity bonds or insurance shall constitute a Common Expense.

Section 4. Liability of the Board of Directors. Every member of the Board of Directors and every officer of the

Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may become involved, by reason of his being or having been a member of the Board of Directors or officer of the Association or any settlement thereof, whether or not he is a member of the Board of Directors or officer at the time such expenses are incurred, except in such cases wherein such member or officer is found by a court of competent jurisdiction to have acted with willful misconduct or in bad faith, or willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Association. In addition, every such member or officer shall, in the first instance, not be liable to the Association for any conduct, omission or matters upon which they are entitled to be indemnified herein. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such member or officer may be entitled. Members of the Board of Directors or officers of the Association shall not be personally liable for contracts made by them on behalf of the Association or the members unless their conduct in such matters would not otherwise entitle them to indemnification under this Section.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, a secretary, a treasurer, and such other officers as the Board may create. With exception of president and vice-president, no officer need be a member of the Board of Directors. Two or more offices may be held by the same person but the president shall not hold any other office.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this association shall hold office at the pleasure of the Board of Directors. They shall be elected annually by the Board and shall hold office for one (1) year unless they shall sooner resign, or shall be removed or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may resign at any time giving 30 days written notice to the Board. Such resignation shall take effect on the date of receipt of such notice or any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. An officer may be removed by the Board with or without cause by the affirmative vote of a majority of the entire Board.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he or she replaces.

Section 7. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at meetings of the Association and shall be an ex-officio member of all committees. The president must be a member of the Board of Directors. He shall have general and active management of the business of the Association subject to the control of the Board.

Vice-President

(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, shall exercise and discharge such other duties as may be required of him by the Board. The vice-president must be a member of the Board.

Secretary

(c) The secretary shall attend all meetings of the Board and Association and shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members, keep the corporate seal of the Association and affix it on all papers requiring said seal, serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses and shall perform other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors, shall sign all checks and promissory notes of the Association; keep proper books of account, cause an annual audit of the Association books to be made by a public accountant at the completion of each year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

Section 9. Agreements, Contracts, Deeds, Checks, etc. All agreements, contracts, deeds, leases, checks and other instruments of the Association for expenditures or obligations shall be executed by any two of the president,

vice-president or treasurer of the Association or by such other person or persons as may be designated by the Board of Directors.

ARTICLE IX

COMMITTEES

Section 1. The Association shall appoint an Architectural Control Committee, as provided in the Declaration and a Nominating Committee as provided in these By-laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purposes.

ARTICLE X

BOOKS AND RECORDS

The books, records and papers of the Association are to be subject to inspection by any member. Copies of the Declaration, the Articles of Incorporation and the By-Laws of the Association may be purchased at cost.

ARTICLE XI

OPERATION OF ASSOCIATION

Section 1. Fiscal Year. The fiscal year of the Association is the calendar year; provided, however, that the fiscal year may be changed by the Board of Directors at their discretion.

Section 2. Annual Budget.

(a) On or before a date which is not less than 15 days prior to the end of each fiscal year, the Board of Directors shall adopt an annual budget for the Association for the succeeding fiscal year. The Budget shall contain an estimate of the total amount necessary to pay the cost of maintenance, management, operation, repairs and replacement of the Common Elements, and the cost of wages, materials, insurance premiums, services, supplies and other expenses which will be required during the ensuing fiscal year for the administration, operation, maintenance and repair of the Property and the rendering to the members of all related services.

(b) The annual budget shall contain an estimate of the amount necessary to pay the Common Expenses for the applicable fiscal year in a reasonable itemized form and a statement of the amount of the Common Expenses payable by each member. Common Expenses shall include the amounts necessary to create and maintain the reasonable reserves authorized by Section 5 herein. The Board of Directors shall send to each member, at least ten (10) days prior to the commencement of each fiscal year, a copy of the annual budget for the fiscal year.

Section 3. Assessment and Payment of Common Expenses. As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. A five (5) dollar service charge shall be added to any delinquent bill. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate set annually by the board, and the Association may bring legal action against the Owner personally obligated to pay the same or foreclose the lien against the property. Interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessments. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his lot.

Section 4. Year-End Accounting and Overpayments. Within 90 days after the end of each fiscal year, the Board of Directors shall send to each member an itemized accounting of the Common Expenses actually incurred for such fiscal year, together with an itemized statement of the amounts collected pursuant to the assessment adopted by the Board of Directors for such fiscal year, any delinquencies in payment of assessments, the amount of any surplus or deficit and the amount of the reserves. Common Income in excess of Common Expenses (including reserves) at the end of a fiscal year, shall be returned to the members or credited to the assessments due under the annual budget for the next succeeding fiscal year, as may be determined by the Board of Directors.

Section 5. Reserve Fund for Capital Improvements, Replacements and Major Repairs. The Board of Directors shall establish and maintain a reasonable fund for capital improvements, replacement and major repairs by providing for reserve fund(s) in the annual budget and segregating such reserve fund(s) on the books of the Association. The portion of the members' assessments paid into such reserve fund(s) shall be conclusively deemed to be contributions to the capital of the Association by the members.

Section 6. Special Assessments. The Board of Directors may levy a special assessment for the purpose of defraying the cost of any unexpected repair or other nonrecurring contingency, or to meet any deficiencies occurring from time to time. The fund resulting from such special assessment shall be segregated on the books of the Association and expended solely for the purposes for which it was assessed.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having

within its circumference the words:

"HICKORY FARMS COMMUNITY ASSOCIATION"

ARTICLE XIII

AMENDMENTS

Section 1. These By-Laws may be amended, by a majority vote of a quorum of members present in person or by proxy at a regular or special meeting of the membership.

Section 2. In the case of any conflict between the Articles of Incorporation and these by-Laws, the Articles shall control, and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

IN WITNESS WHEREOF, we, being all of the directors of the Association have hereunto set our hand this date_____.

HICKORY FARMS COMMUNITY ASSOCIATION

P.O. Box 2239
Fairfax, Virginia 22031

*** P R O X Y ***

The undersigned member of Hickory Farms Community Association appoints

_____ J. Clivie Goodwin, Jr. (Secretary of the Assn.)

proxy of the undersigned to cast my vote at the Annual Meeting of Members to be held on 12 October 1983, or any adjournment thereof, with all the powers the undersigned would have if personally present. I direct my proxy to vote as follows:

1. On the question of adoption of the new By-Laws of the Association.

_____ For

_____ Against

I understand that if I select Mr. Goodwin as my proxy, he will cast my vote as directed by the Board of Directors on any other matter which arises.

Signature of Member

Lot No: _____

Address: _____

Date: _____

MINUTES OF ANNUAL MEETING
OF
HICKORY FARMS COMMUNITY ASSOCIATION

Pursuant to notice dated February 28, 1983, the Annual Meeting of members of Hickory Farms Community Association was held at Robinson High School, 5035 Sideburn Road, Fairfax, Virginia on March 16, 1983. The meeting was called to order at 8:05 p.m. The owners of 47 lots attended the meeting and the owners of 29 other lots were represented by written proxies filed at the beginning of the meeting. A list of homeowners in attendance and those represented by proxy is attached as part of these Minutes. At the request of the President of the Association, William L. Matson, of Adams, Porter & Radigan served as chairman of the meeting.

It was announced that the required quorum of one-half (1/2) of the votes of the total membership (199) was not present. A motion was made and seconded that the meeting adjourn and be reconvened two (2) minutes later. After discussion, the motion was put to a vote and passed unanimously. Thereupon, the meeting was adjourned.

The next matter to come before the meeting concerned the election of the Board of Directors. A motion was duly made and seconded that the Board of Directors be increased from five (5), members to seven (7) members. After discussion, the motion was put to a vote and passed. The chairman then called for nominations for election to the Board of Directors. The names of the following individuals were placed in nomination for election by the committee appointed at the November 23, 1982 meeting: Clivie Goodwin, Harry E. Herchert, Edmond F. Kiechlin, Jr., Jack McCarthy, Chester F. Pauls, Jim Rannazzisi, John T. Theologos, and Frank Wright. These nominations were duly seconded. In addition, Jerry Pressler and Fred Sharrocks were nominated and their nominations duly seconded. The nominations then closed.

Ballots were distributed and a discussion ensued as to the proper method of marking and counting the ballots. A motion was duly made and seconded that the members present at the meeting vote for only seven (7) members of the Board, with no order of preference listed, and that the proxies be counted as a vote in favor only of the first seven preferences shown. The proxy designated on the proxy ballot agreed to be bound by the vote of those present on this point. After discussion, the motion was put to a vote and passed.

Jamie Gutierrez and the secretary of the meeting were appointed to count the ballots. Then they certified the results of the election. The following nominees were elected to the Board of Directors: Herchert, Pauls, Rannazzisi, Theologos, Goodwin, Kiechlin and McCarthy.

After a general discussion on the estimated expenses of maintaining the common areas of the Association, the meeting addressed the question of whether the houses on the common area should be retained or demolished. A motion was duly made and seconded that the Board of Directors be directed to meet with the developer and arrange for the demolition of the houses. After discussion, the motion was put to a vote and passed.

There being no further business, the meeting was adjourned.

HICKORY FARMS COMMUNITY ASSOCIATION

By: Judy Stiles

Judy Stiles

Acting Secretary for the Meeting

HICKORY FARMS COMMUNITY ASSOCIATION
PO Box 8
Vienna, Virginia 22180

May 27, 1983

Dear Hickory Farms Homeowner/Resident,

I am happy to inform you that your association The Hickory Farms Community Association (HFCA) has at last been organized and your elected representatives will formally take office on July 1, 1983. Seven members of the Association were elected to the Board of Directors at a special meeting of the HFCA held at Robinson Junior High School on March 16, 1983. The minutes of that meeting are provided as Attachment 1. Since their election, the Board-elect has been actively planning the transition, which promises to be smooth and efficient. The Board-elect has met with me as directed at the special meeting of March 16, 1983 and negotiated an agreement regarding the demolition and removal of the existing farmhouses and outbuildings on the common area and the subsequent restoration of the surrounding grounds.

On behalf of the board-elect, I am initiating action to collect Association fees from the membership as authorized in the amended Covenants to your deed. It has been determined that Association dues for calendar year 1983 remain at \$60.00 per lot but that the dues payable this year be pro-rated starting with installation of your elected officers on July 1, 1983. Accordingly, this letter serves notice in accordance with the Association By-laws that your pro-rated 1983 assessment of \$30.00 is due and payable to the HFCA on July 1, 1983. You will be receiving a bill which will explain payment and collection procedures. While the Board-elect has not yet established a detailed budget, Association fees will be used to pay for at least the following expenses:

1. Bonding of Association officers
2. Liability Insurance
3. Common Area Maintenance and Taxes
4. Administrative Costs
5. Legal Fees

The Board-elect has elected officers as required by the By-laws. The names, addresses, telephone numbers and office (if any) of all Board members are provided for your information in attachment 2. These officers will serve starting July 1, 1983. The Board-elect has established the role and functions of the Architectural Control Committee, as mandated by the Covenants. To protect your investment in the community, this committee needs and is seeking your active support. To volunteer your services contact the committee chairperson Ed Kiechlin at 978-4020. The Board-elect is pursuing the possibility of integrating the existing Neighborhood Watch Association into the HFCA. Board member-elect Jim Rannazzisi, Executive Director of the Hickory Farms Neighborhood Watch Association is exploring this option with its officers and members. If acceptable, the Neighborhood Watch will become an integral part of the HFCA with Jim Rannazzisi chairing the important Security Committee and the HFCA funding its operation. This currently successful activity contributes immensely to our security and peace of mind. To be effective, this program requires your continued participation. Please contact Jim at 425-6582, to

volunteer your services and suggestions.

Finally, I would like to share a few thoughts with you in closing. I am proud of Hickory Farms Subdivision and you should be proud of your community. The attractive, tasteful, and well maintained appearance of your homes provides vivid evidence of your individual and collective pride. It is not simply a successfully completed business venture, but the nucleus of a community that, through its Association can enhance the physical, economic, and social well being of its members. Considerable thought and some expense have gone into starting the Hickory Farms Community Association. The foundation has been properly laid and the structure of the Association has adequate legal basis in its Covenants, Articles of Incorporation and By-laws. It has a well qualified and motivated Board of Directors and an active and efficient neighborhood watch. However, to build upon this structure for the future benefit of your community, one key ingredient is essential - your active participation.

The success of any community is the quality of synergism - wherein the whole is indeed greater than the sum of its parts. That is - if you all contribute a little, the whole community will benefit a lot. You are off to a great start as the HFCA begins its transition. I congratulate you, wish you success, and encourage your continued contributions.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Robert S. Buckhantz", with a long, sweeping horizontal line extending to the right.

ROBERT BUCKHANTZ, President
Hickory Farms Community
Association

HICKORY FARMS ASSOCIATION

P O Box 2239

July 1, 1983

Fairfax, virginia 22031

Dear Homeowner/Resident,

Earlier this month you should have received a letter from Robert S. Buckhantz informing you that your Hickory Farms Community Association (HFCA) has been established and that the duly elected Board of Directors will formally take office on July 1, 1983. The letter provided other important information regarding the HFCA and the transition of directorship. It is a pleasure to be able to finally write to you as the Board of Directors. We take this opportunity to provide you with some of our thoughts about the Board and apprise you of some of our initial plans for establishing and operating an effective and successful community association.

We have established a Community Activities Committee (CAC) to organize and run social and civic activities and programs of interest and benefit to homeowners and residents. One of the initial duties of this committee is to act as an advisory body to Fairfax County/Residential Youth Services who run the Lambda House Residential Group Home here in Hickory Farms. To make Hickory Farms a more pleasant place to live, we need active volunteers with ideas and community spirit. If you are interested in helping, please contact the committee chairman, Jack McCarthy at 323-9469.

As mandated by your property covenants, we have established the Architectural Control Committee (ACC). The purpose of this committee is to review all plans for external construction within the grounds of Hickory Farms prior to construction and to receive complaints and petitions regarding alleged violations of HFCA standards or County code requirements and to make recommendations to the Board of Directors which will approve/disapprove construction plans and resolve complaints. This program serves your interests by protecting property values, insuring the safety of all residents and guests, and preserving the esthetic harmony of the community. The Board of Directors has a legal basis for enforcing these standards and will exercise its power in the best interest of the community. More details regarding the mechanics of this process will be provided in the future. Your cooperation, your understanding, and most important, your support is solicited to make this program work. If you are interested in volunteering to serve on this important committee, please contact the committee chairman, Ed Kiechlin, at 978-4028.

The Hickory Farms Neighborhood Watch is continuing to provide vital security services to the entire community. Watch patrol coordinator, Richard Bronowitz, is implementing a team concept in which all volunteers will be assigned to one of ten teams. To facilitate scheduling, teams will be composed of a team leader and watch patrol members who are neighbors. Each team will be responsible for scheduling patrols for an entire weekend. We currently have one of the highest participation rates in Fairfax County -- approximately 40% -- so you can expect to be assigned to a patrol only

once every 12 to 15 weeks. We expect some turnover with the usual summertime movement in the area. If you have been thinking about participating, now is a good time to join. Contact Jim Rannazzisi at 425-6582 for details. The Security Awareness program has finally gotten started. The Watch has recently sponsored one security awareness seminar for the entire family and will have others. Look for the flyers for further information.

The Board of Directors of the Neighborhood Watch is exploring the opportunity of merging with our Community Association. We are working on a revision to the by-laws that will be agreeable to both organizations and can be voted on at the annual meeting in October.

In Mr. Buckhantz' letter, you were advised that we will begin collecting the \$60.00 annual Homeowner's Association fee and that all Hickory Farms homeowners are legally obligated to pay, in accordance with the covenants to their deeds. Until now, these fees have been waived because HFCA - related expenses have been borne by Mr. Buckhantz in the absence of an active representative community association. Since your elected board takes office this July 1, 1983, the fee has been prorated. Accordingly, your fee for this year is only \$30.00, payable on July 1. A bill is enclosed with this letter. Prompt payment will greatly facilitate our activities. Your Association can not operate without funds and it costs money to track down delinquent accounts. If payment is not received within thirty days, a first delinquent notice will be sent. If payment is not received within 60 days of the original due date, a lien will be placed against the delinquent homeowners property. Note: If you have already paid your fee, please disregard the enclosed bill. In order to sell your property, you must show proof that it is free of liens. Accordingly, homeowners who plan to sell their property should contact the Board for a statement verifying that their Association dues are current.

There are a number of services which the Association will be contracting for at various times to conduct its business. It is our intent, where feasible, to keep the business within the Association. As these services are required, we will give first consideration to HFCA members. If you desire to be considered for contracting any of these services in the future, please submit a proposal or contract to any board member. In accordance with existing By-laws, the Board will meet once a month at a time and place to be determined. If you wish to meet with the board to discuss Association business, please notify the Secretary, Clivie Goodwin at 323-8721 (H) or 521-0800 (W) in order to get on the agenda, or attend the meeting.

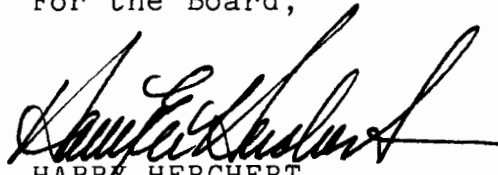
We have set early October 1983 as the time for the next HFCA annual meeting. The primary purpose of this meeting will be to vote on changes to the HFCA By-laws which accommodate full community control of the Association. Additionally, we will discuss a variety of activities and programs to improve our community. You will hear more about this meeting in September.

The Board will make every effort to reach out to the residents of Hickory Farms that are renting and solicit their participation in the Neighborhood Watch, Association meetings, committees and social events. If you are a homeowner not presently living in Hickory Farms, we ask that you consider giving your tenant permanent proxy to vote on your behalf.

Please remember that the HFCA common areas belong to the community. The parking of motor vehicles, storage of personal property, littering, or the dumping of grass clippings on the common areas are not permitted. We need your voluntary compliance with these controls so all homeowners and residents can safely enjoy our common grounds.

Please use our new address (P O Box 2239) to contact any member of the Board unless you have an immediate problem, or wish to volunteer your services. Anonymous letters or phone calls will be neither appreciated nor acted upon by the Board. The Board has had almost three months to get to know each other. We have met frequently and have researched many potential problems. We consider ourselves a conservative group when it comes to spending your money and are willing to tackle the problems of getting our Association moving. We need your help. By paying your dues promptly, keeping your yard and home maintained in accordance with the Covenants, volunteering your time for committees or special problems and, most importantly, participating in the annual and special meetings, we will be able to transition smoothly, meet our obligations and build a better community. Thank you.

For the Board,



HARRY HERCHERT
President HFCA

MINUTES OF ANNUAL MEETING
OF
HICKORY FARMS COMMUNITY ASSOCIATION

Pursuant to notice dated September 23, 1983, the Annual Meeting of members of Hickory Farms Community Association was held at Green Acres Elementary School, 4401 Sideburn Road, Fairfax, Virginia on October 12, 1983. The meeting was called to order at 7:35 p.m. The owners of 44 lots attended the meeting and the owners of 12 other lots were represented by written proxies filed at the beginning of the meeting. A list of homeowners in attendance and those represented by proxy is attached as a part of these Minutes. Mr. Harry E. Herchert, the President of the Association presided.

Mr. Herchert opened the meeting with a discussion of the activities of the Board of Directors since their assuming office. These activities are discussed in the minutes of the first four meetings of the Board. These minutes were available for inspection at the annual meeting and are available from the Association Secretary.

Mr. Herchert's remarks prompted a vigorous discussion of the date of departure of A & B Construction Co. from Hickory Farms. Some of those present believed that the Board of Directors had been directed by the members present at the previous meeting to direct that A & B Construction leave by a certain date. A check of the minutes of that meeting shows that, "A motion was duly made and seconded that the Board of Directors be directed to meet with the developer and arrange for the demolition of the houses. After discussion, the motion was put to a vote and passed." The houses in question are the ones which the developer had been using for office and storage space.

It was announced that the required quorum of one-half (1/2) of the votes of the total membership (199) was not present. A motion was made and passed that the meeting adjourn and reconvene 5 minutes later. The meeting adjourned at 8:06 p.m. and reconvened at 8:11 p.m.

The next matters to come before the meeting were the committee reports.

The Treasurer's report was first. Copies of a financial statement as of Oct. 11, 1983 and a tentative budget for 1984 had been provided to each attendee as they entered. These were discussed and explained.

The next committee to report was the Architectural Control Committee. The report was presented by the Committee Chairman, Mr. E. F. Kiechlin, Jr. He explained that until 1 July of this year, the responsibility for this committee had rested with the developer. Unfortunately, no records of the actions taken by the developer can be found. Mr. Kiechlin told the members that he has a need for more members for his committee. Until now he has been acting as a committee of one person. The first priority for this committee is to remind everyone of the need for obtaining permission before undertaking any modifications to the homes in Hickory Farms. The second priority will be to act on obvious non-compliances with the covenants. The aim is to be sure that determinations of non-compliance are arrived at objectively. The third in priority is considering items which require subjective judgment. When a resident wishes to complain about an apparent violation of the covenants, he or she should submit the complaint in writing. Mr. Kiechlin explained the violation notices which he will use, if necessary. He pointed out that it will cite the specific covenant which has been broken.

The Chairman of the Security Committee, Mr. James Rannazzisi,

presented the next report. He informed the members that the original intent of the Security Committee was to assume sponsorship of the Neighborhood Watch. He discussed the formation of the Neighborhood Watch and how it has evolved since then. The Board of Directors of HFCA proposed in writing to the Neighborhood Watch organization that HFCA assume sponsorship of their organization. They declined the offer. Mr. Rannazzisi read the letter proposing the merger and the reply which declined the offer to the members. He also discussed the reasons, as he understood them, that they declined.

The next report was from the Social Activities Committee. Mr. J. McCarthy, the Committee Chairman, presented the report. He explained that the committee is unstructured at the present time. He also asked for members to volunteer to serve on the committee. Mr. McCarthy told the members that he is thinking of reinstituting the community newsletter and asked for volunteers to help in getting it started again. He mentioned several other possible community activities very briefly as examples of the things of which he is thinking, and asked the members to think about the things they would like to do and get in touch with him.

The next item on the agenda was a discussion and vote on the proposed changes to the By-Laws of the Association. A motion was made and seconded that the By-Laws proposed should be discussed and voted on Article by Article. The motion carried by a vote of 27 For to 23 Against. This was done and the results of the discussions and votes follows:

Article I-Passed as proposed.

Article II-Passed as proposed.

Article III-Passed as proposed, except for Section 4 which will be changed to read as follows:

Quorum. The presence, either in person or by proxy, of one-fourth (1/4) of the Association Members shall constitute a quorum for transaction of business of the Association. If the number of Members present shall drop below the quorum and the question of absence of a quorum is raised, no business may thereafter be transacted until a quorum is present. If a meeting of members cannot be organized because of the absence of a quorum, the persons present may adjourn the meeting to a time not less than seven (7) days from the time the original meeting was called. At any such reconvened meeting, the presence of members or proxy holders entitled to cast one-eighth (1/8) of the votes shall constitute a quorum.

Article IV-Delete the first sentence of Section 3.

Article V-Passed as proposed.

Article VI-Passed as proposed.

Article VII-Passed as proposed.

Article VIII-Delete the second sentence of Section 5.

Article IX-Passed as proposed.

Article X-Passed as proposed.

Article XI-The following is to be added to Section 6:

No special assessment shall exceed fifty per-cent (50%) of a regular assessment without approval at a meeting of the Members.

Add a new Section 7. Expenditures. No single expenditure of funds shall exceed one thousand dollars (\$1,000) without approval by a two thirds (2/3) vote by the Board of Directors.

Article XII-Passed as proposed.

Article XIII-Passed as proposed.

There being no further business, the meeting was adjourned.

HICKORY FARMS COMMUNITY ASSOCIATION

By: 
J. C. Goodwin, Jr.
Secretary

HICKORY FARMS COMMUNITY ASSOCIATION
P.O. Box 2239
Fairfax, Virginia 22031

19 December 1983

Dear Homeowner/Renter,

As you are probably aware, the HFCA Annual Meeting was held on October 12, 1983. The minutes of that meeting are included as attachment (1). The main purpose of that meeting this year was to approve the changes to the HFCA bylaws. We barely had enough time, people or proxies but we succeeded in accomplishing this most important task. The Board sincerely thanks all those people who attended or at least sent us their proxies. The changes to the bylaws that were made at the Meeting are included as attachment (2). Please incorporate them into the copy of the bylaws that we previously sent you.

The bylaws stipulate that the annual budget be provided to each member at least ten days prior to the commencement of the new fiscal year. A copy of the 1984 budget, approved by the Board, is included as attachment (3). This is the first true budget for the Association. We have much to learn about the actual costs involved in assuring that everything runs smoothly. We will do everything we can to operate within its limit. Please bear with us in this endeavor.

Ordinarily, the Annual Meeting would be a time to elect new Board members and to provide them with a consensus-of-the-membership as to what capital improvements or community services they desire. We did not have the time to do this at the last Meeting. The Board however, in accordance with Article XI, section 5, of the bylaws will establish a fund for capital improvements. We will be requesting your input early next year as to what improvements you would like to see in our community. We have informally received some ideas already, such as a playground, a walkway through the wooded area and improvements to the Burke Station and Roberts Road entrances. We realize that \$2000.00 will not go very far these days but it's a start. We need to get your ideas and assess the costs. Let's begin!

The Board wishes every one of you the happiest of holidays and we look forward to working with you in the coming year.

For the Board,


Harry E. Herchert

BOARD OF DIRECTORS
HICKORY FARMS COMMUNITY ASSOCIATION
P.O. Box 2239
Fairfax, Virginia 22031

27 February 1984

Dear Homeowners and Residents,

Spring must be getting close--it seems there are a number of issues stirring in the community and we would like to bring you up to date on a few of them. First, we would like to thank those of you who have already sent in your polling cards and 1984 dues. Our last letter failed to set a deadline for returning the cards, so we would appreciate it if everyone else returned his/her card on or before April 6, 1984. By the way, we only had to put liens on two houses for nonpayment in 1983. At this writing it looks like one owner will make amends soon. Both owners have also been notified that, per the Bylaws, they have lost their voting privileges in the Association until they rectify the situation.

For those of you on the Burke Station Rd. side of the Farm that may not have noticed, the old farm houses have been razed. Mr. Buckhantz will be back to finish the job (which will include leveling the mounds of dirt and reseeded) around the first week of April, weather permitting.

Late last year, the Association joined the Annandale District Council which is a collection of Homeowners Associations. We find that we have many shared interests with the other communities within the district. The Council meets once a month in Supervisor Moore's office. More importantly, Mrs. Moore is usually in attendance and this has provided us with a great opportunity to talk to her informally about the issues that affect us. We have learned a lot from her and her staff and they have been a great help to our Association.

Recently, we were notified by Mrs. Moore that a request to replan the property across from Hickory Farms and along Roberts Rd. was initiated. The Board met with some of the members who live along Roberts Rd. and listened to their concerns. The request asked for the six or so acres known as Aspen Grove to be replanned from 2 to 3 units per acre to 3 to 4 units per acre. We attended the planning meeting but at the last minute the request was withdrawn. However, the owner of the property still has a request to rezone. We will continue to work with Supervisor Moore's office to try and limit the zoning to R1, which it is now, or R2 which is the Hickory Farms zone limit. The concerns provided to the Board by the members will be relayed to Mrs. Moore.

We have also attended meetings concerning GMU. The University is expanding. The number of students has grown from around 7,000 to 15,000 in just seven years. They are taking "major steps to support high technology" by adding: two Chairs, three Academic Departments, Masters Degree programs and a Ph.D. program in Technology, and an

Institute for Information Technology. They are also adding a 10,000 seat sports and entertainment arena and a theater for the performing arts. The Graduate School is expanding, adding degrees in Policy Studies and the Performing Arts along with the technology programs. The Board is concerned with increases in traffic, especially from people cutting through from Burke Station to Roberts Rd. We have also discussed off-campus parking and fraternities/sororities moving off campus. We will continue to work with GMU officials as neighbors on general problems and provide our specific concerns to the Transportation Task Force which is studying the potential traffic problems for the University. The arena should be ready for operation this time next year. A tour of the University open to the general public, is presently planned for 29 April 1984.

There is another issue of great concern to the members and residents of the Farm. Recently, the Fairfax County Superintendent made his recommendations for school redistricting. This event did not change anything with respect to Hickory Farms. However, based on a door-to-door poll taken last year, we know that many (at least 165) of you have a problem with the status quo. The Board has been asked to help with an effort to bring pressure on the School Board to move Hickory Farms school children into the county school system versus the Fairfax City system. More specifically, it has been argued by both Hickory Farms and George Mason Forest residents that our children should be allowed to enter the Woodson pyramid. We have included in this update a form letter written and reproduced at his own expense by Mr. Jim Norman, an HFCA member. We provide it only as a service to the members i.e., if you agree with Mr. Norman it could save you some time and effort. The HFCA Board considers this a very strong letter and has not had time to confirm the facts it contains. However, one of our Board members has discussed some of the issues addressed in Mr. Norman's letter with Dr. White, the Fairfax City Superintendent. If you desire information regarding this conversation contact Chet Pauls at 978-1265. Our decision to provide the letter to you is based on the poll results and the policy explained below. Mr. Norman can be reached at 323-8361 if you have any additional questions.

As you can tell from all of the above, the Board is becoming the focal point for community issues. We welcome the responsibility and will continue to work with local officials concerning the issues that affect HFCA. In some cases, the interests of the community are clear, and the Board can act to represent those interests without hesitation. In other cases, the issue may be one which affects the members but one on which the sentiments of the membership are uncertain. The question then becomes one of determining the role of the the Board. In response to Mr. Norman's letter the Board met in a special session to discuss our role and to set a policy for future decisions.

We decided the following:

On those issues where the Board feels it can clearly represent the best interests of the Association without polling its members, it will do so and inform the membership of its actions.

In those cases where the interests of the community are at stake but the views of the membership are either polarized or unknown,

HICKORY FARMS COMMUNITY ASSOCIATION
P.O. Box 2239
Fairfax, Virginia 22031

September 24, 1984

Dear Members and Renters,

If it's autumn then the Annual Meeting is not far away. If you wish to run for the Board, please provide the Nominating Committee with your name, address and a short biography by 12 October 1984. We will then provide all the members with this information during the week of 15 October. You may write the Committee at the above address or contact the Chairman, Jim Rannazzisi at 425-6582.

We are going to try a new format in this newsletter. We feel that some of you are drifting away to other thoughts while reading these things, so we are dropping the chatter and cleverly worded prose. Here goes:

1985 Annual Meeting-

Time: 8:00 P.M.

Date: October 24, 1984

Place: Frost Intermediate (4101 Pickett Rd., behind Woodson)

Major topics: Election of the 1985 Board of Directors,
Architectural Control Committee.

Architectural Control Committee- Since our last letter, Ed Kiechlin resigned as Chairman and as a Board member. Since his departure, the duties of Chairman were taken over by the President and recently by Jack McCarthy. The Board is presently discussing with our attorney ways to put some teeth into this effort and will present our ideas of improving things at the Annual Meeting.

Improvements Committee- Since only one person volunteered to help, there will be no Improvements Committee. Therefore there will be no information about improvements at the Annual Meeting. Obviously many of you drifted off reading the last letter. If there is any interest at the Meeting, then we will take some action.

Payment of Dues- Once again we are happy to say that only one owner out of 198 refused to pay their Association dues. This is the same owner who refused to pay in 1983. One good thing about all this, is that the Board has had plenty of practice placing a lien on this recalcitrant soul and has found how easy it is. Our thanks to all the rest of you.

Media General- Nothing new. They are still redesigning their installation.

GMU- We have received the Report of the George Mason University Transportation Task Force. We have reviewed it and will send a letter to the President of GMU commenting on the report, repeating our traffic concerns and continue our volunteer efforts to help on community committees.

Yards and carports- There has been a general improvement in the attractiveness of the Farm. We think we had a good response from everybody on placing grass/trash bags out in the street more than a day before pick-up. Thank you. There are still a few owners/renters that have poor lawn maintenance skills, please think of your neighbors and your neighborhood. There are some carports that have become unbelievably cluttered. These carports not only detract but are breeding grounds for vandalism and petty theft. For those four or five of you who don't care how your place looks please think of the people around you..How to handle you is a major topic of discussion with the attorney.

Neighborhood Watch- The Board has been informed that the Watch is defunct. As you may know we tried to incorporate the Watch into the Association when the Board took over from the builder. This effort was voted down by the Watch's board of directors. We are going to try again. This may be a topic at the Annual Meeting.

For the Board,



Harry E. Herchert
President, HFCA

P.S. On a more personal note, John Theologos, Vice President, HFCA, resigned since our last letter. He enjoyed living in Hickory Farms and was extremely helpful on the Board. Unfortunately, the Army had other plans for Col. John and he and his family are now living in Austin, Texas. We wish him the best of luck.

HICKORY FARMS COMMUNITY ASSOCIATION

P.O. BOX 2239

FAIRFAX, VIRGINIA 22031

October 14, 1984

Dear Members,

As stated in our September 24, 1984 letter, the Annual Meeting of the HFCA will be held at the Frost Intermediate School on 4101 Pickett Road at 8:00 P.M. on October 24, 1984.

Enclosed find a copy of the proxy ballot and information on those running for the 1985 Board of Directors. The information includes: 1) date of residence, 2) place of employment, and 3) other interests.

The Agenda will be as follows:

1. Review of 1984 HFCA matters.
 - a. Financial
 - b. GMU
 - c. Aspen Grove rezoning
 - d. Legal
2. Architectural and Covenants Controls
3. Neighborhood Watch
4. Cable TV Update and installation plans received from Media General
5. Election of 1985 BOD
6. Community Improvements for 1985
7. Open Discussion
8. Election Results

As a reminder, the new Board will take control on January 1, 1985 and serve until December 31, 1985. Also, a quorum of one-fourth of the HFCA members is needed for transaction of business. This translates to 49 owners since one home owner has had his capability to vote revoked for non-payment of dues. In case a quorum cannot be met on the 24th a reconvened meeting will be held on November 8, 1984. At this meeting, one eighth of the membership shall constitute a quorum. Unless you want 25 homeowners deciding what improvements (dollars) will be executed next year, please come on the 24th or give your proxy to the Recording Secretary (who will vote with the Board majority) or another member or renter who shares your views.

We look forward to seeing you at the meeting.

The Board, HFCA

HICKORY FARMS COMMUNITY ASSOCIATION
P.O. BOX 2239
FAIRFAX, VIRGINIA 22031

CANDIDATES FOR 1985 BOARD OF DIRECTORS HFCA

- 1) Fred Cooke 10011 Cotton Farm Road
 - a. September 1978
 - b. Bell Atlantic
 - c. Skiing, Swimming, tennis
- 2) John Connolly 10007 Tumbleweed Court
 - a. October 1979
 - b. Bell Hecht and Assoc.
 - c. Youth Sports Coach
- 3) Dennis Faust 4373 Farm House Lane
 - a. 8 years
 - b. Science Applications Inc.
 - c. School and Church activities
- 4) Margaret Gurney 4373 Harvester Farm Lane
 - a. December 1979
 - b. Fairfax County Public Schools - part time
 - c. Church Volunteer
- 5) Nancy Hepworth 4325 Still Meadow Road
 - a. 7 years in November
 - b. Mt. Vernon Realty
 - c. Home computing enthusiast, reading, sewing, Skins fan
- 6) Mickey Plumley 10014 Cotton Farm Road
 - a. January 1984
 - b. AT&T
 - c. Outdoor landscaping, sports
- 7) Buddy Thompson 10002 Cotton Farm Road
 - a. 7 years
 - b. Postal Service
 - c. Skiing, Tennis

HICKORY FARMS COMMUNITY ASSOCIATION
P.O. BOX 2239
FAIRFAX, VA. 22031

12 November 1984

Dear Homeowners and Renters,

Enclosed are the minutes of the Annual Meeting. A very large "Thank You" is extended to everyone who attended. A special thanks to those who ran for and were elected to the 1985 Board of Directors. We wish you the best of luck in the coming year and will be ready to help out if you need volunteers in the future.

We have had a few meetings since the Annual Meeting. Mr. Herchert met with George Mason University (GMU) and Media General (Cable TV), and the Board and Board-Elect met for the first time last Thursday.

GMU would appreciate it if families that are interested in taking in a foreign student over the holidays would contact the University. They will arrange a visit for the student over Thanksgiving and Christmas. For some of the foreign students these holiday seasons are the loneliest since very few of them have the funds to get home.

Media General discussions have provided us with the following information:

1. During the December/January time frame, Media General representatives will be contacting homeowners to get approval for an easement in your back yard, if the cable cannot be laid in common ground behind your house.

2. If only one person fails to sign the easement agreement they will take the easy way out and come down the front of the property. If the homeowners do not give permission to install the necessary facilities on their property, they can and will install it in the strip between the sidewalk and the street. They have already spent \$30,000 to lay about a mile of cable along that strip. They will not try very hard to convince you that you should sign.

3. If you have any questions, a Board member will visit and try to help. The Board will take care of providing the easements through the common ground.

4. Media General will not remove the pedestals or cable already in place until they have total agreement. If all goes well, cable service could be ready in June/July 1985.

5. Remember, the County Government has a contract to install cable TV with Media General. It is coming to Hickory Farms whether we want it or not. You don't have to get the service, but your property will be used one way or the other to provide cable runs and amplification for the system. We hope that you will think about the appearance of your community and allow the easement in your back yard, where needed, instead of the front.

For the Board,

Clivie Goodwin
Clivie Goodwin, Secretary

MINUTES OF ANNUAL MEETING
OF
HICKORY FARMS COMMUNITY ASSOCIATION

Pursuant to notice dated September 24, 1984; the Annual Meeting of members of the Hickory Farms Community Association was held at Robert Frost Intermediate School, 4101 Pickett Road, Fairfax, Virginia on October 24, 1984.

The meeting was called to order at 8:30 P.M. by Mr. Herchert, the President. The owners of 52 lots attended the meeting, and the owners of 18 other lots were represented by written proxies filed prior to the beginning of the meeting.

Mr. Herchert followed the agenda previously presented to the homeowners in the letter dated October 14, 1984. He told those in attendance that the principal purpose of the meeting was to elect a new Board of Directors and arrange for an orderly turnover to the new Board. The new Board's term of office will start on 1 January 1985. Since the last election two vacancies on the present Board have occurred. It is the intent of the current Board to appoint two members of the newly elected Board to fill the unexpired terms of Messrs. Kiechlin and Theologos.

Mr. Pauls, the Treasurer, discussed the financial status of the Association. He discussed the material contained in the Expense Summary as of October 1984, a copy of which is attached. He offered to mail a copy of this to anyone who was interested in having one. A sign-up sheet was provided. Mr. Pauls informed the members that the Board has had to put a lien on one lot because of the owner's failure to pay dues to the Association. Mr. Pauls informed the members that the Association would receive a refund of approximately \$130 from Fairfax County. This is because the assessment of the common grounds was appealed and lowered as a result of the old farmhouses' being removed. Mr. Pauls mentioned the projected expense for auditing the books. Mr. R. Monismith, a member, asked to know the name of the Auditor. Later in the meeting, Mr. Pauls informed Mr. Monismith that the Auditor is Mr. Clarence E. Wilber of the firm of Accounting Management Corp. Mr. Rannazzisi requested that the totals of the paid and budgeted columns be calculated. They were and he was informed that the totals are \$8349.98 for Paid and \$13,170 for Budget.

The item referred to as GMU in the agenda refers to the Transportation Task Force which has been in operation to consider the traffic around the University. This is made more urgent by the arena which will be constructed by the University. Mr. Herchert explained that the Board has been working with the Task Force. We sent a copy of our input to them to Mr. Jack Herrity, Chairman of the Fairfax County Board of Supervisors. We also sent a copy to Ms. Audrey Moore, the Supervisor from our District. Just prior to this meeting we received a reply from Mr. Herrity thanking us for our input.

Mr. Herchert mentioned that members of the Board have also been active in supporting Supervisor Moore in her attempts to speed up the widening of Braddock Road.

The next item discussed was the proposed replanning and rezoning of Aspen Grove. Mr. Herchert briefly discussed the situation. There will be public hearings on the issues. The current intent is to rezone to accomodate a cluster of fairly expensive town-houses set in such a manner to minimize the impact on the historic character of the area. A

discussion ensued. Mr. Dennis Faust, who lives near the affected area, and who has been active in matters concerning the proposed development assisted Mr. Herchert. He told the members more of the background of the proposed action and answered questions.

Mr. Herchert then discussed the status of the Architectural Control Committee. He mentioned that Mr. Kiechlin had resigned as Chairman of this Committee. He also told the members that the Board has talked to our Attorney concerning the limits of what can be done to force conformance to the Covenants. We need a set of community standards. We don't have effective control now. We want to get the sense of the community with regard to standards and enforcement. The current Board will continue to discuss these issues with the Attorney and the new Board-elect.

This triggered a discussion of Lambda House. Mr. McCarthy explained to those members who were not familiar with Lambda House what it is. Both he and Mr. Herchert explained to the members how difficult it is to contact the owner of the house. Mr. McCarthy explained that the people who operate Lambda House have a meeting regularly, approximately quarterly, where anyone who has a complaint can air it. Some of the neighbors are apparently not being notified of these meetings. Some others regard the presence of the house as an affront. Mr. Lewis, a member, reminded the other owners that the young people of Lambda House had been very helpful to the members of the community when a community social function had been held some years ago. One homeowner reminded the others that there is a turnover of the young people living there.

Mr. Rannazzisi discussed the history of the Neighborhood Watch. It started on Halloween of 1982. Initially about 80 people participated. He explained how the Neighborhood Watch has gradually gone down hill from that beginning. The Watch is defunct now. The HFCA Board has possession of the equipment. Mr. Bill Mundy has the remainder of the funds (about \$500.)

Mr. Richard Bronowitz, another founding member of the Neighborhood Watch shared his slightly different perspective as to why the Watch is now defunct. He was the person responsible for making out the schedules for the watch patrols. That went well for a while, then he found himself making changes to the schedule each weekend. At that point, he divided the participants up into teams and appointed a Captain for each team whose job it was to schedule for the team. This also worked fine for a while, then drifted into ineffectiveness.

Mr. Herchert asked for the sense of the meeting as to whether we should have a Neighborhood Watch. About 30 of those present said we should have the Watch, and that they would participate. Mr. Pauls mentioned that we should remember that this might have an effect on the liability insurance of the Association.

Mr. Herchert discussed the continuing negotiations regarding the installation of cable TV with Media General. He mentioned that they have agreed to place all the installations behind houses if they can get the necessary approvals from the affected homeowners. He told the members that the Board had told Media General that we would allow them to go through the common grounds and attempt to help them get property owners' permissions where required. A homeowner asked that we notify all the homeowners who will need to sign permission papers that we wish they would. Mr. Herchert assured that we would attempt to do that. Throughout this discussion, a map was shown at the front of the room which was color-coded to show where the cable would go through the

HICKORY FARMS COMMUNITY ASSOCIATION

P.O. BOX 2239
FAIRFAX, VIRGINIA 22031

October 14, 1984

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The Board, HFCA

HICKORY FARMS COMMUNITY ASSOCIATION
P.O. BOX 2239
FAIRFAX, VA. 22031

12 November 1984

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For the Board,


Clivie Goodwin, Secretary

GENERAL MEETING 1985
Hickory Farms Assoc.

Place: Green Acres Elementary School

Time: 8:00 November 7, 1985

Present: Fred Cooke, Margaret Gurney, Dennis Faust, Buddy Thompson and Nancy Hepworth and residents of Hickory Farms

Guest: Linda Gauschlitz, Media General Representative for Repair/Release to Sales

At 8:11 the meeting was called to order by the President, Fred Cooke, without a quorum. While waiting for more members to appear, Linda Gauschlitz gave her report from Media General informing the members that we probably would not see cable installed completely until Easter of 1986. However, she said that within a week there would be cable personnel marking where the lines would probably go unless deviated for reasons of other easements i.e., telephone, electric, sewer lines etc. She advised the residents to be present if possible to note where lines would be going. Linda said she can be contacted at 378-3951, or Susan Cislak 378-3946. T - G Contractors will be laying the cable in Hickory Farms and they can be reached at 378-3948 or 378-3950. We were advised that the old cable pedestals would be removed but the underground wiring would remain. There were several questions posed to the Media General Rep. and much discussion followed.

A report was given on the entrance signs and the membership was advised that it would be the end of November before the second round of molds would be complete. Again the cost and basic description of the signs were given.

A general discussion followed in regard to the Patriot Center.

A report was given on the lighting situation by Nancy Hepworth with contributions being given by David Ingemie. Both parties had talked with the county and unless each property owner would like to purchase their own lighting at \$350 approximately, then it would be necessary to further discuss the matter with the county.

At 9:05 P.M. a quorum was reached with attending members and proxies.

The Treasurer's Report as prepared by Mickey Plumley and read by Fred Cooke was given for the membership approval as follows:

CHECKING;

Beginning Balance:	\$ 408.06
Credits	12,465.00

Debits as of November 7, 1985:

Bookkeeping	992.40
Entrance Signs	3,000.00
Common Grounds	4,375.00
Postage	395.32
Insurance	1,042.00
Fairfax County Taxes	161.02
Attorney	157.00
Treasurer of Virginia	25.00
Clarence Wilbur, Auditor	275.00

-10,422.74

2,450.32

MONEY MARKET:

Beginning Balance:	\$ 2,233.89
Transfer from Checking	8,500.00
Interest 1/1/85-11/7/85	406.96

Three separate transfers to
checking totaling:

- 8,500.00

2,640.85

The Neighborhood Watch report was given and a request was made for more volunteers. It was noted that Bill Mundy, as past treasurer for the Neighborhood Watch, still had \$557 which would be turned over to the HFCA treasurer in the forthcoming year.

A varied discussion followed regarding the disposition of the common grounds use. Among some of the suggestions was tennis courts and playgrounds. Since the year is ending for the present board, it was suggested that the new board take up this matter.

The vote was then taken at 9:39P.M. The nominated slate of: Michael Pritchard, Ron Colaprete, Dee Sharrocks, Eileen Frates, David Ingemie, Richard Sharp and Bill Mundy was unanimously approved with no nominations coming from the floor.

The meeting was then moved and seconded for adjournment. The meeting adjourned 9:41P.M.

The following are the minutes from the General Meeting:

Place: Green Acres Elementary School

Time: 8:00 November 7, 1985

Present: Fred Cooke, Margaret Gurney, Dennis Faust, Buddy Thompson and Nancy Hepworth and residents of Hickory Farms

Guest: Linda Gauschlitz, Media General Representative for Repair/Release to Sales

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Report was given on the lighting situation by Nancy Hepworth contributions being given by David Ingenie. Both parties talked with the county and unless each property owner would purchase their own lighting at \$350 approximately, then it would be necessary to further discuss the matter with the county.

5 P.M. a quorum was reached with attending members and proxies.

Treasurer's Report as prepared by Mickey Plumley and read by Fred Cooke was given for the membership approval as follows:

YG;

Beginning Balance:	\$ 408.06
Credits	12,465.00

Debits as of November 7, 1985:

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Entrance Signs	3,000.00
Common Grounds	4,375.00
Postage	395.32
Insurance	1,042.00
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Treasurer of Virginia	25.00
Clarence Wilbur, Auditor	275.00

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The Neighborhood Watch report was given and a request was made for more volunteers. It was noted that Bill Mundy, as past treasurer for the Neighborhood Watch, still had \$557 which would be turned over to the HFCA treasurer in the forthcoming year.

varied discussion followed regarding the disposition of the common grounds use. Among some of the suggestions was tennis courts and playgrounds. Since the year is ending for the present year, it was suggested that the new board take up this matter.

vote was then taken at 9:39P.M. The nominated slate of: Joel Pritchard, Ron Colaprete, Dee Sharrocks, Eileen Frates, David Ingemie, Richard Sharp and Bill Mundy was unanimously approved with no nominations coming from the floor.

meeting was then moved and seconded for adjournment. The meeting adjourned 9:41P.M.

Bill Cooke met with the newly elected members of the board and at that time the following officers were appointed:

President: Richard Sharp-4310 Still Meadow Rd.-978-5058
Vice President: David Ingemie-10007 Cotton Farm Rd.-978-1758
Secretary: Eileen Frates-10112 Round Top Ct.-323-0967
Treasurer: Bill Mundy-4303 Still Meadow Rd.-978-7544
General Liaison: Dee Sharrocks-4347 Farm House Lane-978-8634
General Director: Ron Colaprete-4329 Still Meadow-978-0382

Mike Pritchard, Eileen Frates, Dee Sharrocks, Bill Mundy, David Ingemie, Richard Sharp, Bill Cooke
The present board wishes the very best and the fullest participation of the membership for the new BOD.

Final meeting of the 1985 BOD will be at 7:30P.M. at Ron Pritchard's home. It will be a combined meeting of both boards. Those of you who wish to attend, the first 20 minutes will be for the residents of HFCA.

WANTED; Reliable babysitter by the Steins.....call:323-8616.

ED.:It has been a grand and fun year communicating with you. This will be my last newsletter. However, I'm sure the new board will continue with a newsletter of their own. Goodbye and may all of you have a wonderful 1986.

**HICKORY FARMS COMMUNITY ASSOCIATION
ANNUAL MEETING
NOVEMBER 13, 1986**

Present: Board of Directors: Richard Sharp, David Ingemie, Bill Mundy, Eileen Frates, Ron Colaprete and Dee Sharrocks, Larry Becker, attorney for the HFCA, and 48 homeowners.

The meeting was called to order at 7:55 P.M. and a motion was made by Nancy Hepworth to accept the minutes of the 1985 annual meeting and seconded by Martin Stein.

TREASURER'S REPORT: Report was given by Bill Mundy with copies of the proposed and actual budget given to those in attendance. Several expenditures were explained such as the decrease cost in lawn mowing due to a dry summer, landscaping project, and taxes on the common grounds. The present board feels an increase in the annual dues is realistic and proposes a master plan for capital improvements funded by association dues be established. Several questions were raised from the floor concerning if the amount of \$1000.00 would be sufficient for seeding and fertilizing common areas. It was pointed out that several areas are starting to erode and action should be taken to prevent further erosion and that the figure of \$1000.00 may not be sufficient. Any surplus funds would be used as an emergency fund such as a large increase in the association's insurance premiums.

PRESIDENT'S REPORT: Richard Sharp expressed thanks to Clivie Goodwin for sandblasting the Burke Station entrance sign, Nancy Hepworth for publishing the directory and Dennis Faust and James Gatton for working as liaisons with the Aspen Hill Developers on Roberts Rd.

Entrance signs: The present board monitored the completion of the signs with several adjustments made to meet our satisfaction. A final payment of \$2000.00 was made to the contractor.

Common grounds: A contractor was hired to remove trash and debris for the old farmhouse site. Garden World was contracted to begin a landscaping project for the association. Both entrance signs were mulched and shrubs planted and six Bradford Pear trees were planted along Cotton Farm Rd. The plans for additional plantings will be passed on to the new board for future improvements, budget permitting. Pickets have been made available to residents along Burke Station and Roberts Rds. for fence repair.

NOMINATION OF 1987 BOARD: The nominated slate of: James Gatton, Ron Gird, Steve Hopkins, Mary Williamson, Nancy Holt, Walter Price, and Bob Cosgriff was unanimously approved with no nominations from the floor. A suggestion was made from the present BOD to modify elections of future boards by electing five new members and have two remaining from the past board.

NEIGHBORHOOD WATCH: The report was given by Bill Mundy. The watch has \$557.00 in its account and the radios available but no volunteers for re-establishing the watch. Vandalism has increased in Hickory Farms with the painting of the signs and tire slashings on Halloween. Residents are urged to keep their outside lights on at night. Questions were raised about annexation to Fairfax City in order to improve police patrols to our development and the possibility of post lights installed by a contractor or county lighting. A sign up sheet was made for volunteers.

NEW BUSINESS: The BOD recommended the increase in the annual association dues to \$75.00. Questions were raised from the floor concerning the need for an increase. The BOD pointed out several projects such as the removal of dead trees on Cotton Farm Rd., seeding, landscaping and insurance increases as reasons to increase the dues. Several homeowners suggested soccer fields be made on the common ground. Nancy Hepworth made a motion that a committee be formed by the new board to study how to make the common grounds more usable by the community. A sign up sheet was made for any volunteers willing to serve on the committee. The motion was seconded by Dave Ingemie.

The Virginia Dept. of Highways should be contacted concerning any problems of sidewalk and road repaving.

A vote was taken for the proposal to increase the association dues with the results of 94 votes for an increase and 6 votes against. Upon approval of the assembled homeowners, the Board of Directors set the annual association dues at \$75.00.

The meeting was then moved and seconded for adjournment at 9:05 P.M. The present board will meet with the incoming board on Wednesday, Dec. 10.

HICKORY FARMS COMMUNITY ASSOCIATION

	<u>Proposed 1986 Budget</u>	<u>Actual 1986 Budget</u>	<u>Proposed 1987 Budget</u>
<u>Common Area Maintenance</u>			
Mowing & Trimming	5,500.00	4,515.00	5,300.00
Seeding & Fertilizing	1,000.00	0	1,000.00
Trash Removal	0	274.00	0
<u>Capital Improvements</u>	2,000.00	2,673.80	1,235.00
<u>Insurance</u>			
Common Area Liab.	460.00	551.00	633.00
O & D Liability	411.00	850.00	970.00
Bonding	171.00	250.00	297.00
<u>General & Administrative</u>			
Bookkeeping	1,200.00	1,200.00	1,200.00
Postage	500.00	372.35	375.00
Audit & Tax. Prep.	275.00	250.00	260.00
Legal Fees	250.00	327.00	350.00
Supplies & Misc.	250.00	210.08	210.00
<u>Taxes</u>	375.00	155.84	50.00
<u>Bills Outstanding</u>	<u>520.00</u>	<u>0</u>	<u>0</u>
TOTAL EXPENSES	12,912.00	11,629.07	11,880.00
TOTAL INCOME	11,880.00	11,880.00	11,880.00
Net Difference	-1,032.00	250.93	0

HICKORY FARMS COMMUNITY ASSOCIATION

ACTUAL EXPENSES

	<u>1984</u>	<u>1985</u>	<u>1986</u>
COMMON AREA MAINTENANCE	5,100.00	5,234.00	4,789.00
CAPITAL IMPROVEMENTS	1,730.00	3,000.00	2,673.80
INSURANCE	1,050.00	1,042.00	1,651.00
GENERAL & ADMINISTRATION	2,713.00	2,093.16	2,359.43
TAXES	<u>479.06</u>	<u>347.00</u>	<u>155.84</u>
TOTAL EXPENSES	11,072.06	11,716.66	11,629.07
TOTAL INCOME	11,880.00	11,880.00	11,880.00
NET DIFFERENCE	807.94	163.84	250.93

HICKORY FARMS COMMUNITY ASSOCIATION

ANNUAL MEETING AGENDA

NOVEMBER 13, 1986

1. Call to order
2. Acceptance of minutes of previous annual meeting, November, 1985.
3. Treasurer's report
4. President's report
5. Nominations for 1987 Board of Directors
Nominations taken from floor
6. Election of Board of Directors
7. Neighborhood Watch report
8. New Business
Questions from floor
9. Adjournment



HICKORY FARMS COMMUNITY ASSOCIATION MINUTES OF ANNUAL MEETING

NOVEMBER 12, 1987

The HFCA Annual Meeting was held at the Green Acres School on November 12, 1987 at 7:30 p.m. A quorum was present. (Twenty-five percent of homeowners must be present to constitute a quorum so that Association business can be conducted).

The meeting was opened by Bob Cosgriff, President of the Board of Directors, who summarized the activities of the Board during the past eleven months. Bob announced that the ad hoc Neighborhood Watch on Hallowe'en was successful. Although there were a few smashed pumpkins, no major incidents occurred.

In addition to BOB COSGRIFF, other good neighbors who served on the Watch were BOB MULLIN, STEVE HOPKINS, ED WAGNER, STEVE LOBB, and BOB BAKER.

Bob Cosgriff also summarized the Board's 1987 long range plans. Key accomplishments were: approval of street lights, steps to control erosion of the common ground, endorsement of two successful special events sponsored by involved residents, and placement of a bluebird trail.

1988 BUDGET

Bob Cosgriff then introduced MARTY STEIN, who went over the 1988 proposed budget with Association members in attendance. A copy of the budget is attached, and was approved as submitted.

Proposal Made To Increase Fees For Late Payment Of Association Dues

Marty Stein discussed INCREASED FEES for late payment of annual Association dues. He stated that DUES were increased to \$75.00 for 1987, and that this increase had been approved by the Association at the 1986 annual Association meeting. Dues are payable by February 28. The final date for payment is no later than March 15. FEES for 1987 were \$5.00. A motion was made and carried to increase the FEES to \$25.00, since there is an administrative cost to the Association in following up to obtain late or overdue payments of dues. The purpose of the increase of FEES from \$5.00 to \$25.00 is designed to motivate a very small number of members to respond in a more timely manner. Timely payment will mean NO fees will have to be imposed.

The By-Laws, Article 11, Section 3 will be modified to reflect the change in fees for late payments of dues from \$5.00 to \$25.00.

Advertising

Marty Stein proposed that consideration be given to advertising in the Hickory Farms Newsletter. Such advertising would be localized, and be available to residents or to carefully selected merchants within 1 to 2 miles of Hickory Farms. Marty stated that it costs approximately \$75.00 per month to produce the newsletter, and that advertising could help relieve this cost. The Association's bank, First American, has indicated it would advertise. The Board will study the issue further.

Increase of Pay for Administrative Services

Because of the valuable and competent services provided by Nancy Goodwin, who is under contract with the Board, approval was given to raise the pay for administrative services to \$1,800 per year. The Newsletter has been issued almost every month during 1987. There was a combined June/July issue. Nancy collates the Newsletter, updates and maintains the mailing list, and assures that the Newsletter is mailed. She takes care of all special mailings, collects and counts proxies, and does all assessment work. She's done a great job, and the membership thinks so, too!

ELECTION OF 1988 HFCA BOARD OF DIRECTORS

Bob Cosgriff opened discussion regarding the proposed Slate of Officers for 1988. New Officers elected at the Association meeting are: BOB COSGRIFF, JAMES GATTON, MARTY STEIN, NANCY HOLT, BOB MULLIN, TISH LOBB, and RON CORRADINO.

ELECTION OF NEIGHBORHOOD WATCH BOARD OF DIRECTORS

A Board of 12 was elected to re-establish the Neighborhood Watch as the first step of turning control over to the HFCA Board. Newly elected officers are:

Fred Sharrocks	Mike Hicks	Lisa Sheehans	Nancy Hepworth
Helen Williamson	Don Klingeman	Joe Roberts	Pat Shields
Harry Herchert	Vince Dean	Carla Shoap	Dave Ingemie

This Neighborhood Watch Board was instructed to elect an Executive Director and Treasurer, conduct a meeting at which they would vote to disband, and turn over all funds and equipment to HFCA. The HFCA Board will then meet and vote to accept the responsibility and take custody of the residual funds. All steps are recommended by the HFCA Board's attorney.

DISCUSSION OF ISSUES

School Boundaries. Questions were raised regarding whether or not Hickory Farms students should or should not be attending Fairfax High School. This is an issue that will be further explored in coming months. A hearing was held at Woodson on 23 November which proposed moving Hickory Farms students into Frost/Woodson in 1988-89. It is possible that elementary students could be moved to Olde Creek at the same time, although the two possibilities are not officially linked at this time. JUDY KRISTOFFERSON and CARLA SHOAP are gathering community input. Let them or a Board member know how you feel on the issue.

Grading Common Ground. This issue concerns grading the common ground so that young people can play ball. This is an ongoing issue, which will require YOUR input. The Board will not take a position until we have more data about what is desired and what is economically feasible.

Traffic Problems at Entrance to Hickory Farms from Roberts Road. The Board has looked into this issue already, as to City/County jurisdictions. Bob Mullin suggested that we write letters to Audrey Moore on a continuing basis. A main concern is the safety of children crossing the road. This issue will be a number one priority for the HFCA Board for 1988, and will be personally addressed to Sharon Bulova by Mr. Mullin.

HICKORY FARMS COMMUNITY ASSOCIATION

ANNUAL MEETING

UNAUDITED NOV. 7, 1987

	Proposed Budget 1987	Actual Budget 1987	Proposed Budget 1988
Common Area Maintenance			
Mowing & Edging:	5300.00	5340.00	5300.00
Seeding/Fertilizing/Misc:	1000.00	1200.00	1500.00
Capital Improve/Reserve:	1235.00	2537.97	1700.00
Administrative Costs			
Common Area Insurance:	633.00	717.00	800.00
Officers & Directors Ins.:	970.00	850.00	900.00
Surety Bonding:	297.00	250.00	300.00
Bookkeeping:	1200.00	1200.00	1800.00
Postage/Mailing	585.00	888.11	1000.00
Legal Advice:	350.00	1551.50	1000.00
Tax Prep & Audit:	260.00	330.00	350.00
Miscellaneous Expenses:	n/a	251.21	300.00
Taxes & Fees:	50.00	71.00	100.00
Total Expenses:	11880.00	15186.79	15150.00
Income from fees:	11880.00	15071.28	14850.00
Income from interest:	0.00	115.51	300.00
Total Income:	11880.00	15186.79	15150.00
Total Expenses:	11880.00	15186.79	15150.00
Net Excess(Loss):	0.00	.00	0.00

ANNUAL EXPENSES FOR PREVIOUS THREE YEARS

	1985	1986	1987
COMMON AREA MAINTENANCE:	5234.00	4789.00	6540.00
CAPITAL IMPROVE/RESERVE:	3000.00	2673.80	2537.97
INSURANCE:	1042.00	1651.00	1817.00
GENEAL/ADMINISTRATION:	2093.16	2359.43	4220.82
TAXES/FEES:	347.00	155.84	71.00
TOTAL EXPENSES:	11716.16	11629.07	15186.79
TOTAL INCOME:	11880.00	11880.00	15186.79
NET DIFFERENCE:	163.84	250.93	.00

MONEY MARKET SAVING ACCOUNT

Current Money Market Account Status through Oct. 31
not including anticipated deposit from above..... 3540.00

MWS 11/9/87

Fences on Roberts Road and Burke Station Road. Discussion centered on fence ownership, and whether or not members of the Association or homeowners themselves should be responsible for fence maintenance, repair, and replacement. The legal answer is: The owners own and are responsible for maintaining fences in accordance with Hickory Farms Codes and Covenants.

Lambia House. The Board will monitor Lambia House closely and address any concerns to appropriate County officials.

Bob Cosgriff stated that the Board would develop a new Goals List in January, as had been done for 1987.

The formal meeting was adjourned.

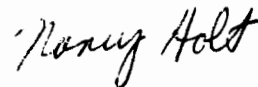
After the meeting, HFCA attendees enjoyed the buffet which included a meat and cheese platter, a sheet cake embellished with lots of mouth-watering frosting, chocolate chip cookies, pure natural apple cider, and hot coffee.

MANY THANKS to BOB COSGRIFF, MARTY STEIN, AND THEIR FAMILIES who, despite the surprise snowstorm the previous day, made sure everything went smoothly, the buffet was delivered, and cleanup was provided. Also, a special thanks to Marty for acquiring and installing the signs announcing the meeting. These will last for years.

1987 BOARD OF DIRECTORS:

President:	Bob Cosgriff	764-0720
Vice President:	Steve Hopkins	978-4957
Secretary:	Nancy Holt	978-7675
Treasurer:	Marty Stein	323-8000
External Liaison:	James Gatton	323-8772
Architectural Control:	Ron Gird	978-6195
Community Relations:	Mary Williamson	323-9019

Respectfully Submitted,



Nancy Holt
Secretary/Newsletter Editor

24 NOV 1989

PROPOSED AGENDA FOR FIRST MEETING

1. Election of Officers

*President - Dave Vansover
*Vice-president - Bob Turner
→ Secretary - Susan Butts
Treasurer - Cindy

Social appointments as deemed necessary by the board

Community Liason - Bob Mullins
Newsketter - Marte Stein

- * Must be members of the board - Bylaws Article VIII, Sec. 1
As determined necessary by the board Article VIII, Sec 4.

2. Appointments by the board

Architectural Control Committee - 5

{ Michael Mahoney
Joe Barrows - Spinning Wheel Court
John Boniface
Steven Wilkes

Other Committees / as deemed necessary by the board

→ Neighborhood watch - Kent Manual Bob Coggriff
Covenant and Bylaws review committee - Jay Kestner, Sarah Katella
→ Common Land Development Committee - Carol Phillips / Michael Hicks
→ Spring Fling Committee - Cindy Gird / Marte Stein / John Blundell
Nominating Committee (at least 90 days prior to election)

3. Agenda for upcoming year

4. Set date to hold board meetings - 0730 Weds 2nd BDEC
develop annual schedule of events and publish in news letter
including schedule of board meetings.

5. Effect transfer of records and old business from past board

6. Set date for next election
Should be in October in accordance with bylaws

24 NOV 1989

PROPOSED AGENDA FOR FIRST MEETING

1. Election of Officers

- *President
- *Vice-president
- Secretary
- Treasurer
- #Social appointments as deemed necessary by the board
- Community Liason

- * Must be members of the board-Bylaws Article VIII, Sec. 1
- # As determined necessary by the board Article VIII, Sec 4.

2. Appointments by the board

Architectural Control Committee

Other Committees as deemed necessary by the board

- Neighborhood watch
- Covenant and Bylaws review committee
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- Nominating Committee (at least 90 days prior to election)

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FINAL NEWSLETTR

DECEMBER 1990

The continuation session of the 1990 Annual Meeting was held 7:00 p.m. 13 December 1990 at Green Acres Elementary School. Only thirty-three lot owners were represented and as a quorum was not present no business was transacted.

1. David Vandover, 1990 President of Board of Directors informed those present that five homeowners had still not paid their 1990 dues. A second certified mail letter has been sent to each owner or property management firm informing them that if a check is not received by Monday 17 December that a Lien will be filed against their property.

2. David Vandover also informed the meeting that the association lawyer had researched the issue of granting an easement to Mr. Labbe to run a sewer line across our common land in return for a fee of five thousand dollars (\$5,000.00). His opinion was that to avoid any controversy the association would need written authorization of 2/3 of the property owners. His letter laid out a strategy of how to accomplish this end, which will be passed to the next board as an action item.

3. The remainder of the meeting was spent discussing a number of items including: (1) The perimeter fence bordering Burke Station and Roberts Road. General consensus was to form a committee to query those property owners with the fencing in their yards as to whether they would allow the association to replace the current fence, whether they would be willing to pay for some or all of the fence, and would they agree to maintain the new fence. After this then look into some specific proposals on cost and draft up a recommended proposal for the Board of Directors to present to the community. (2) How to maintain standards with in the community. A number of specific items were mentioned; overgrown shrubbery, shutters in disrepair or missing, parking in cul-de-sacs, parking of commercial vehicles in the community, houses needing painting, overgrown lawns needing edging along the sidewalks. (3) The "fence/decorative border" in David Vandover's front yard was discussed at length.

4. While no business was transacted, there did appear to be a consensus among the attendees that all the covenants need to be enforced throughout the entire neighborhood. The question of how to achieve that end remained unanswered.

5. At approximately 8:40 p.m. the meeting broke up with the newly elected Board of Directors remaining behind to conduct an organizational meeting.

HFCA ANNUAL MEETING
GREEN ACRES SCHOOL
OCTOBER 23, 1991

THE 1991 ANNUAL MEETING WAS BROUGHT TO ORDER BY BOARD PRESIDENT, STEVE HOPKINS AT 7:30 PM. BOARD MEMBERS IN ATTENDANCE: HOPKINS, NOVACK, MANUEL, HENDERSON, FROBERG AND SOTTILE. (SHARROCKS WAS ON GOVERNMENT TRAVEL).

STEVE INTRODUCED THE BOARD AND ANNOUNCED THAT A QUORUM WAS PRESENT. HE ADVISED ANY RESIDENTS IN ATTENDANCE WERE WELCOME BUT WERE INELIGIBLE TO VOTE ON ANY ISSUE. STEVE THEN HIGHLIGHTED THE ACTIVITIES AND ACCOMPLISHMENTS OF 1991:

- o RETAINED NEW LEGAL COUNSEL
- o CORRECT COPIES WERE MADE OF AMENDED BY-LAWS ('83 & '87) AND VPOAA (JULY '91) AND WILL BE DISTRIBUTED TO INCOMING HOMEOWNERS.
- o APPROVED TWO BOARD MEMBERS: DAVE FROBERG AND BOB SOTTILE AS REPLACEMENTS FOR RON THORNE WHO MOVED FROM HICKORY FARMS, AND GARY COUNCELL WHO WAS TRANSFERRED TO NEW DUTY.
- o MAJOR ACCOMPLISHMENTS:
 - o BROUGHT TO CLOSURE 1990 TREASURY ISSUE
 - o REMOVAL OF TREES ON SLEDDING HILL
 - o REMOVAL AND PRUNING OF TREES ON COMMON LAND
 - o ENFORCEMENT OF COVENANTS
 - o IMPROVED COMMUNICATION

TREASURERS REPORT - KENT MANUEL

FINANCIAL BALANCE SHEET (ATTACHED)

1991 PROJECTED BUDGET DEFICIT OF \$3400 BASED ON EXPENSES RELATED TO 1990 ISSUES AND COMMON AREA.

KENT RESPONDED TO QUESTIONS FROM THE FLOOR

COMMON AREAS REPORT - JOHN HENDERSON

RETAINED R&R LANDSCAPING WHO HAS CONTRACTED WITH HFCA FOR LAST 4 OR 5 YEARS.

COMMON AREAS - CONT'D

REVIEWED FELLING AND PRUNING OF TREES, AS WELL AS DEEP ROOT FEEDING TO BE DONE IN NOVEMBER.

EXPLAINED THE NEED FOR EXTENSIVE CLEANING-UP OF COMMON AREAS AND THE COST.

ENCOURAGED PULLING TOGETHER TO IMPROVE COMMON AREAS.

ACC REPORT - BOB SOTTILE

OUTLINED ACCOMPLISHMENTS OF ACC

REPORT OF 1991 ACC ACTIONS DISTRIBUTED

FILE FOR EVERY LOT HAS BEEN ESTABLISHED

NEIGHBORHOOD WATCH - DAVE FROBERG

ADDITIONAL VOLUNTEERS CONTRIBUTED TO A SUCCESSFUL YEAR

ESTABLISHED A COMPUTERIZED MEMBERSHIP LIST/SCHEDULE

DISCUSSION ON CELLULAR PHONE TO BE IN OPERATION SHORTLY

REVIEWED ACCOMPLISHMENTS

EROSION PROBLEM IN AREA OF BLACK PATH WAS REVIEWED

NOMINATING COMMITTEE- NOVACK

ONE NAME PLACED IN NOMINATION - ANDREA JONES

REVIEW OF PROBLEM WITH LACK OF NOMINEES

DISCUSSED ADVANTAGES OF CONTINUITY OF BOARD MEMBERS

NOMINATIONS AND VOTED ONTO THE 1992 HFCA BOARD OF DIRECTORS:

ANDREA JONES
NANCY HEPWORTH
STEVE HOPKINS
TRAVIS RATTAN
KATHRYN BROOKS
PAT SHIELDS
KENT MANUEL

STEVE HOPKINS REPORTED ON ISSUES CARRIED FROM 1990:

- o THE SEWER EASEMENT AGREEMENT FOR MR. LABBE WAS REVIEWED. MR. LABBE'S DEVELOPMENT PLANS APPEAR TO BE ON 'HOLD', AND HE IS SLOW IN RESPONDING TO STEVE'S INQUIRIES FOR MONIES OWED HFCA FOR PREPARATION OF DOCUMENTS.
- o IT HAS BEEN DETERMINED THAT PERIMETER FENCING IS THE RESPONSIBILITY OF INDIVIDUAL HOMEOWNERS.
- o REVIEW OF COMPUTER PURCHASE. 1991 BOARD CHOSE NOT TO EXERCISE THE 1990 APPROVAL FOR PURCHASE OF A COMPUTER.

NEW BUSINESS - HOPKINS

DISCUSSION FOR THE NEED TO RAISE ANNUAL DUES. VOTE APPROVED \$70 ANNUAL DUES FOR 1992.

DISCUSSION ON GMU STUDENTS LEASING HFCA PROPERTY. DIFFERING PERSPECTIVES OF ISSUE WERE THOROUGHLY DISCUSSED.

- o MR. MATAYA REQUESTED HFCA BACKING IN SEEKING A CHANGE IN FAIRFAX COUNTY ZONING ORDINANCE ALLOWING 4 UNRELATED PERSONS ON A LEASE, REDUCED TO 3.
- o 21/20 VOTE APPROVED HFCA BACKING.

DISCUSSION ON SPEEDING CARS IN HICKORY FARMS, PARTICULARLY ON STILL MEADOW ROAD AND FARM HOUSE LANE.

MEETING ADJOURNED AT 10 PM.

**HICKORY FARM COMMUNITY ASSOCIATION
ANNUAL MEETING
OCTOBER 23, 1991**

AGENDA

- o SIGN-IN / SOCIAL** Meet your Board & Greet your Friends **7:00PM**
- o REPORTS FROM THE 1991 BOARD** **7:30PM**
 - OVERVIEW** Steve Hopkins
 - Treasurers Report** Kent Manuel
 - Common Grounds** John Henderson
 - Architecural Control** Bob Sottile
 - Neighborhood Watch** Dave Froberg
 - Nominations** Joyce Novack
- o ELECTIONS** **8:00PM**
 - Nominations from the floor**
 - Introduction of Nominees**
 - Q&A**
 - Ballotting**
- o** *World Series Update*
- o OLD BUSINESS** **8:45PM**
 - Sewer Easement**
 - Perimeter Fencing**
 - Computer purchase**
- o** *World Series Update*
- o NEW BUSINESS** **9:15PM**
 - 1992 Budget - Dues Increase**
 - Traffic Control - Speed Bumps**
 - Common Area Improvement**
- o ADJOURN** - **9:45PM**

NOMINATING COMMITTEE - Joyce Novack

Judging from attendance at recent Annual Meetings the majority of members appeared to be in support of our Homeowners' Association as well as being in agreement for the enforcement of covenants. Yet, the response of only one member placing her name in nomination for the '92 Board indicates otherwise. If the required minimum of 7 nominations are not received by or during our October 23 Annual Meeting, most assuredly the stability of HFCA is in question.

The necessity for a Board of Directors is far more than overseeing the collection of assessments and common area maintenance. It is the backbone of our collective interests in keeping a finger on the pulse of varied factors that impact on our property values and is the communication center for all members of the community.

Serving on the '91 Board has been a rewarding experience. I complete my term having a better sense of community and have met many neighbors I probably would never have known. No one can mandate community interest and to be on a board without it would be meaningless. But I ask members to seriously consider the consequences of dissolving the Association due to lack of member participation. As individual homeowners we are on our own with all that non-representation entails.

I am making one last plea for those who may be "on the fence" to please step forward and join those members who have unselfishly given of their time in the interest of our community.

1991 HFCA Annual Budget Statement (Estimated)

Category Description	Actual	Budget	Diff
Advertising Sales	\$550.00	\$550.00	\$0.00
Neighborhood Annual Dues	\$12210.00	\$11820.00	\$390.00
Account Interest Earned	\$601.44	\$875.00	(\$273.56)
VPOA Declaration Packet	\$225.00	\$175.00	\$50.00
TOTAL INCOME:	\$13586.44	\$13420.00	\$166.44

Audit and Tax Preparation	\$810.09	\$500.00	\$310.09
Bank Service Charges	\$203.11	\$0.00	\$203.11
Surety Bond	\$271.00	\$271.00	\$0.00
Common Area Maintenance	\$8013.54	\$8500.00	(\$486.46)
HFCA Directory Printing Charge	\$548.63	\$550.00	(\$1.37)
Common Area Insurance	\$888.00	\$725.00	\$163.00
Directors and Off Insurance	\$850.00	\$850.00	\$0.00
Legal Fees	\$2400.29	\$1000.00	\$1400.29
Miscellaneous	\$185.44	\$250.00	(\$64.56)
Newsletter - Postage & Printg	\$852.07	\$1000.00	(\$147.93)
Taxes and Fees	\$535.48	\$400.00	\$135.48
Neighborhood Watch	\$25.71	\$200.00	(\$174.29)
TOTAL EXPENSE:	\$15583.36	\$14246.00	\$1337.36

OVERALL TOTAL: (\$1996.92) (\$826.00) (\$1170.92)

Expected Transactions

Common Area Maintenance	(\$1500.00)
Interest	\$150.00
Newsletter Costs	(\$100.00)

Projected Total: (\$3446.92)

Other Transactions:

Credit Against 1990 Budget	\$3305.00
Debit against 1990 Budget	(\$1055.21)

1992 HFCA Annual Budget Statement

Category Description

Budget

Neighborhood Annual Dues (197 @ \$70 per member)	\$13790.00
Account Interest Earned	\$700.00
VPOA Declaration Packet	\$200.00

TOTAL INCOME:	\$14690.00

Audit and Tax Preparation	\$400.00
Bank Service Charges	\$175.00
Surety Bond	\$271.00
Common Area Maintenance	\$9000.00
Common Area Insurance	\$888.00
Directors and Off Insurance	\$850.00
Legal Fees	\$1000.00
Miscellaneous	\$200.00
Newsletter - Postage & Printg	\$1000.00
Taxes and Fees	\$350.00
Neighborhood Watch	\$200.00

TOTAL EXPENSE:	\$14334.00

EXPECTED INCOME (LOSS):

\$356.00

HICKORY FARMS COMMUNITY ASSOCIATION
ANNUAL MEETING

The meeting was called to order by President, Steve Hopkins at 7:30pm October 29, 1992. The current board members were introduced: Kathryn Brooks, Vice President; Nancy Hepworth, Secretary; Andrea Jones, Treasurer; Kent Manuel, Common Grounds; Travis Rattan, Architectural Control; and Pat Shields, Neighborhood Watch. A quick review of issues facing the neighborhood ensued dominated by the walking of students to Frost and Woodson starting next year.

Treasurers Report: Andrea Jones reported the current balance of \$12,838, however we anticipate additional bills for expected grounds work and should end the year about \$83.00 on the plus side of our budget. Andrea also presented the proposed budget for discussion. Discussion centered on the amount of cash reserve need by HFCA. Consensus appeared to be it may not be enough to cover expenses that will be arising in the near future. A suggestion was made to looking for additional insurance to cover storm and property damage.

Common Grounds: Kent Manuel thanked Tish Lobb and Tom Short for maintaining our entrances and the volunteers who helped clearing areas of our common grounds and planting 40 trees on Spring Clean-up Day. He also reported that we had \$850 of tree work done and spent \$1800 on liming which had not been done for some time. Bluebirds were reported to be living in the remaining Bluebird boxes that have been repaired after vandalism.

Architectural Control: Travis Rattan reported that 10-11 applications had been submitted and approved this year. He encouraged owners to submit plans for approval rather than making the committee having follow-up to update the community records.

Neighborhood Watch: Pat Shields reported only a few incidents this year. Recently some sign snatching and pumpkin bashing. HE appealed for new volunteers for the watch, stating that if just 1/2 of the houses participated then everyone would only have watch twice a year. HE then described the job as watch and report do not intervene.

Election of Officers: Nancy Hepworth and Travis Rattan from this years board along with Eric Natti were nominated by this years board. Jim Howard, Sharon Hopkins, Larry Russe, and Bob Ambrogi were nominated from the floor. The nominations were closed and the ballots taken. This slate was elected.

Old Business: Steve Hopkins reported contact with a possible purchaser of the Dick Labbe property on Burke Station Rd. Development of this property will require a sewer easement

across our common property to the sewer along Rabbit Run (not the sewer for our community). Dick Labbe still owes community \$360 in legal expenses. HFCA should not incur additional expenses in preparing for the granting this easement. Amount for this easement will be on the new BOD agenda. Traffic control and speed bumps were also discussed. Three way stop signs were also suggested, however, comments were made that people aren't stopping at the existing stop signs.

Common Area Improvements: Kent Manuel reported that comments on signs about no motorized vehicles and installing barbecue grills in common area were negative so the ideas have been dropped. He presented a proposal to install 4 concrete and wooden benches for \$250 each, 2 on the sledding hill and 2 in the old farm house area. Eric Natti presented literature on benches made from recycled milk carton for about the same cost. A motion was made, seconded and passed to install 4 benches in the common area of the best available materials costing no more than \$250 a piece or \$1000 total

Kent also presented the following estimates on the repair of our asphalt paths: \$15,000 for the path along Roberts Rd, \$10,700 for the path behind the houses on Still Meadow Rd.; and \$4,000 for the path on the sledding hill. Estimates were from only one company. A suggestion was made to increase our reserves to be available for the paths another suggestion was made to research the costs further. A motion was made and passed to take affirmative action to repair the paths. The 1993 Board of Directors will determine need and method of payment

Another suggestion was offered to have GMU students as a part of class work develop a plan for long term common area improvement.

Sidewalks: Steve Hopkins reported that HFCA is 244th on the VDOT list for complete repair, asphalt is temporary. They are currently working on 162 on the list. Replacement should take about 18 to 24 months. A letter will be written o VDOT to express our concern.

Walking to Frost and Woodson: This issue was discussed at length and the consensus was to appeal this decision. A letter will be written asking for reconsideration and requesting safety reviews at both the Burke Station Rd and Whitacare Street crossings. A petition will also be circulated to demonstrate our community support for bussing the students. Volunteers to help with the petition were to sign-up after the meeting.

The meeting was then adjourned.

Hickory Farms Community Association
ANNUAL MEETING

October 29, 1992 - 7:30 PM

At Green Acres School

Registration & Snacks at 7:00 PM

Please attend, a quorum is needed

HICKORY FARMS COMMUNITY ASSOCIATION

ANNUAL MEETING

OCTOBER 29, 1992

AGENDA

o **SIGN-IN/SOCIAL** Meet your Board & Greet your Friends **7:00 PM**

o **REPORTS FROM THE 1992 BOARD** **7:30 PM**

OVERVIEW	Steve Hopkins
Treasurer's Report	Andrea Jones
Common Grounds	Kent Manuel
Architectural Control	Travis Rattan
Neighborhood Watch	Pat Shields
Nominations	Kathryn Brooks

o **ELECTIONS** **8:00 PM**

Nominations from the floor
Introduction of Nominees
Q&A
Ballotting

o **OLD BUSINESS** **8:45 PM**

Traffic Control - Speed Bumps
Common Area Improvement - Benches, Signs, etc.

o **NEW BUSINESS** **9:15 PM**

1993 Budget
Annual Dues Increase

o **ADJOURN** **9:45 PM**

HFCA 1992 ANNUAL BUDGET REPORT
1/ 1/92 Through 12/31/92

FCA-FIRSTAM

Page 1

0/28/92

Category Description	1/ 1/92 Actual	- Budget	12/31/92 Diff
INCOME/EXPENSE			
INCOME			
Acct Int Earned	497	700	-203
Annual Dues	14,018	13,790	228
Other Income	116	116	-0
VPOA PKGS	150	200	-50
TOTAL INCOME	14,780	14,806	-26
EXPENSES			
Audit&Tax Prep	512	400	112
Bank Svc Chg	143	175	-32
CMN Area Maint	8,670	9,000	-331
Common Area Ins	960	888	72
Dir Liab Ins	890	850	40
Fidelity Bond	282	271	11
Legal Fees	91	1,000	-909
Misc	76	200	-124
Neighbhd Watch	457	400	57
Newsletter	119	1,000	-881
Taxes and Fees	238	350	-112
TOTAL EXPENSES	12,437	14,534	-2,097
TOTAL INCOME/EXPENSE	2,343	272	2,071

*beginning
10,495.11
ending - current
\$ 12,838.00*

1992 HFCA ANNUAL BUDGET REPORT ADDENDUM

ESTIMATED ADDITIONAL INCOME/EXPENSES NOV-DEC 1992

INCOME:

Account Interest Earned:	\$60
Annual Dues	100
VPOA Packages	25

TOTAL	\$185
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EXPENSES:

Bank Service Charges	30
Common Area Maintenance	\$450
Common Area Maintenance	
Tree Service	850
Legal Fees (Liens)	600
Annual Meeting	50
Neighborhood Watch	50
Newsletter	30
Postage	100

TOTAL:	\$2160
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Difference between available	\$2,097
	2,160

\$ -63

1993 HFCA ANNUAL BUDGET STATEMENT (FORECAST)

CATEGORY DESCRIPTION	BUDGET
Neighborhood Annual Dues (197 @ \$80 per member)	\$15,760.00
Account Interest Earned	600.00
VPOA Declaration Packet	200.00
	<hr/>
TOTAL INCOME:	\$16,560.00
Audit and Tax Preparation	500.00
Bank Service Charges	175.00
Surety Bond	300.00
Common Area Maintenance	10,000.00
Common Area Insurance	1,000.00
Directors and Officers Insurance	900.00
Legal Fees	1,000.00
Miscellaneous	100.00
Newsletter - Postage & Printing	1,000.00
Taxes and Fees	350.00
Neighborhood Watch	400.00
	<hr/>
TOTAL EXPENSES:	\$15,725.00
EXPECTED INCOME:	\$835.00

Hickory Farms Community Association

MINUTES FOR THE ANNUAL ASSOCIATION MEETING

October 26, 1993

Meeting called to order by President Larry Russe at 7:50 PM. A quorum was established. Board members present included Bob Ambrogi, Bob Cosgriff, Sharon Hopkins-Mella, and Louise Howard. Cathy Rattan assisted with check-in and handing out ballots.

Hickory Farms Directories were handed to members present. Directories were published by Ken Buchanan of Coldwell Banker Realtors with assistance from Sharon Hopkins-Mella.

Grounds Report - Bob Cosgriff

As directed by the annual meeting of 1992, 4 benches were purchased, assembled, and set in place on the common grounds. Two in the lower area and 2 in the upper area.

The board accepted the lowest bid for common grounds mowing from Four Seasons Landscaping. Although there were some problems at the start, Bob received many positive comments. The difference between the budgeted amount and the actual cost was used to enhance the entrance monuments with new landscaping, plants and an approximate 200 bulbs for spring. Thanks was expressed to those who assisted. Cost was \$584.

Meadows Farms Nursery provided a landscape plan for the common grounds. Plans are underway to implement this plan with the help of neighborhood members. In the lower common ground plans have been made to plant a wild flower bed, similar to those used by VDOT on the freeways. Estimated cost to be under \$200.

Would like to propose a list of work projects and schedule to complete. Information to be published in the January newsletter. Looking into adopting Burke Station Rd. for litter cleanup.

Treasurer's Report - Larry Russee for Travis Rattan
Status report of 1993 and Draft Budget for Calendar Year 1994 as submitted are attached.

Questions raised regarding actual costs of grounds mowing and annual dues. After clarification, no further comments.

Architectural Review - Bob Ambrogi

Summary Sheet as submitted is attached. All projects submitted during 1993 were approved. At this time there are no outstanding reports.

Neighborhood Watch - Larry Russee for Nancy Hepworth Wanted to make sure everyone got their window stickers and explained the purpose for these stickers. Asked for neighbors to join.

Nominations for 1994 Board of Directors - Bob Cosgriff Minimum of seven are required. Cathy Rattan, Bob Cosgriff, Greg Gillette, Richard Akers, Ron Arnold were contacted by nominating committee and agreed to serve. Nominations for the remaining two positions were taken from the floor. They were Pam Barrett and Jeff Lindsay. Voting was done by written ballot by those present.

Officer Brown addressed the group regarding Neighborhood Watch and how we can improve security of our homes. Free home security survey available from Fairfax County Sheriff's Office. Appointments may be made by calling 644-7377 M-F, 9-5 and ask for Jill Sexton. Engravers are available through the library or may be purchased locally.

Larry Russee reported the HFCA had received \$1000 from the developers for land adjacent to our development. This money is to pay for legal expenses in preparing documents, however if the members of HFCA do not give 2/3 approval, this money is to be returned. The developers will be contacting each home owner seeking approval of a request for a 20' wide by 35' long easement to allow connection to the public sanitary sewer. Mr Mike Roach, who lives adjacent to the proposed development, spoke to those present against this development. Many of those present seemed unaware of this request and expressed many questions and concerns. It was requested that all current information held by the Board be forwarded to HFCA members. In addition to this, it was requested a for & against comparison be compiled by those involved. This is to be presented in the next newsletter. Some people present felt the money should be returned that it might send a wrong message. A motion was made by Pam Barnett and 2nd to direct the Board to return the money. Vote was 28 yes and 9 no with 19 proxies as voted no by the President. Jim Jones requested this vote be so noted in the next newsletter.

Sidewalk resurfacing - Last year we were 244 on the list; this year we are 245. There is a 75% chance they will be completed by next summer.

Motor bikes on common grounds - Bob Cosgriff has spoken to

the child involved and his parents. Child was advised that the next item the police would be called. It is illegal.

Concerns regarding movement of street signs. Bob advises "If you see this happening, confront the kid. If necessary talk with the parent."

Kids having to walk to school from Hickory Farm Development. Some parents still expressed concerned because they feel this is an unsafe situation. Last years Association President Steve Hopkins retold his story of dealing with the school district and their failure to really address the problem. He also related that in a newsletter he requested that any other parent concerned to contact him to assist. He received no response. Larry directed that anyone interested in forming a committee to address this issue to get the information to Sharon Hopkins-Mella so she can include in next newsletter. Concern was expressed as to the hours of the school assigned crossing guard.

The December meeting (first Monday) of the Board will include new Board members as well as the old. Those new members will be contacted as to time and location.

Meeting was adjourned at 9:50 PM.

As submitted by Louise Howard, Secretary

A handwritten signature in cursive script, reading "Louise Howard". The signature is written in dark ink and is positioned below the typed name "Louise Howard, Secretary".

HICKORY FARMS COMMUNITY ASSOCIATION

Draft Budget for Calendar Year 1994

Income	
Annual Dues	\$15,760
Interest Earned	300
VPOA Packets	300
Other	100

Total Income	\$16,460
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Expenses	
Audit	\$ 350
Bank Charges	200
Surety Insurance	300
Common Grounds	
Maintenance/	
Landscaping	11,750
Insurance	1,100
Directors Insur-	
ance	890
Legal Fees	500
Newsletters/Post-	
age/Printing	500
Taxes/Fees	200
Neighborhood	
Watch	350
Miscellaneous	250

Total Expenses	\$16,390
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Projected Excess	\$ 70
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Based on the above projection the annual fee per residence would be \$80.00. (197 @ \$80 = \$15,760)

The projections above are for routine recurring expenses based on past experience. The budget at this level does not provide for expenses that may be necessary for long term planning for capital improvements either in landscaping, walkways or other programs requiring unusual or one time major outlay of funds.

The association currently has approximately \$11,000 in reserve for contingencies. These funds are in the regular bank account and are not earmarked for any specific expense or project.

Travis Rattan, Treasurer
Hickory Farms Community Association

September 1993

HICKORY FARMS COMMUNITY ASSOCIATION

STATUS OF 1993 OPERATING BUDGET - SEPTEMBER 1, 1993

DESCRIPTION	FORECAST YEAR	ACTUAL 9-1-93	EXPECTED BALANCE	TOTAL PROJECTED	OVER/ (UNDER)
Annual Dues	\$16,745	\$16,730 ⁽¹⁾	-0-	\$16,730	\$ (15)
Interest Earnd	600	277	123	400	(200)
VPOA Packet	400	200	100	300	(100)
Other	-0-	382	-0-	382	382
Total	\$17,745	\$17,589	\$ 223	\$17,812	\$ 67

EXPENSES

Audit/Tax Prep.	\$ 500	\$ 250	\$ -0-	\$ 250	\$ (250)
Bank Svc. Chrg	175	130	70	200	25
Surety Bond	300	-0-	300	300	-0-
Common Area:					
Maintenance/					
Landscaping	11,000	5,487 ⁽²⁾	6,500 ⁽³⁾	11,987	987
Insurance	1,000	1,056	-0-	1,056	56
Directors					
Insurance	900	-0-	890	890	(10)
Legal Fees	1,000	233	200	433	(567)
Newsletters/					
Postge/Prntng	1,000	117	600	717	(283)
Taxes/Fees	350	145	10	155	(195)
Neighborhood					
Watch	400	212	130	342	(58)
Benches -					
Common Area	1,000	984	-0-	984	(16)
Miscellaneous	100	242	200	442	342
Total	\$17,725	\$8,856	\$8,900	\$17,756	\$ 31
Projected					
Income	\$ 20			\$ 56	\$ 36

(1) 196 members out of 197 have paid 1993 dues. One member paid 1992 dues of \$70.

(2) \$1,005 applicable to 1992 grounds maintenance

(3) This amount will pay for additional mowings and other landscaping improvements.

Travis Rattan, Treasurer
Hickory Farms Community Association

September 1993

HICKORY FARMS COMMUNITY ASSOCIATION

MINUTES - ANNUAL MEETING THURSDAY, OCTOBER 27, 1994 GREEN ACRES ELEMENTARY SCHOOL

Following a thirty minute social period with refreshments, the meeting was called to order at 8:00 p.m. by the President, Pam Barrett. It was established that a quorum was present including representatives from 35 households. In addition, the president held 20 proxies that had been submitted prior to the meeting.

Board members present were: Pam Barrett, President; Bob Cosgriff, Vice President; Cathy Rattan, Secretary; Jeff Lindsay, Treasurer; Greg Gillette, Architectural Control Committee Chair; Richard Akers, Grounds Committee Chair; Ron Arnold, Neighborhood Watch Committee Chair.

The minutes of the annual association meeting held October 26, 1993 were read by the secretary, Cathy Rattan, and approved by the members in attendance.

Board Members Reports

President's Overview of 1994 Activities: In her overview of Board activities during the past year, Pam expressed appreciation for the Board members efforts during this term with special emphasis on the common ground cleanups and barbecues which followed. There are 17 acres of grounds to maintain and community participation is welcome and helpful (Lambda House girls worked hard during the Fall clean-up and also attended the barbecue).

Pam has renewed the HFCA membership and participation in the Home Owners Association of the Braddock District Council and has been attending the meetings on a regular basis. As a member of the Council, she has a vote. Through the Council, Pam learned that \$1 million is available for the County to use on specific road improvements. Hopefully, the intersection at Roberts Road and Still Meadow Road will be included in this project.

Neighborhood Watch is well organized and functioning effectively but more participants are needed. Statistics show that crime rate is reduced where neighborhood watch groups are active.

Vice President: Bob Cosgriff expressed the Board's appreciation for Pam's hard work and time spent on the Braddock District Council level on behalf of Hickory Farms.

An issue of concern is the number of houses being rented to George Mason University students. Letters have been sent to the home owners as well as the occupants outlining the concerns of the community emphasizing the residential character of our community and asking for voluntary compliance with not only our restrictive covenants but Fairfax County ordinances related to numbers of occupants, activities that can be carried out and particular issues such as underage drinking. There are plans to meet with the Student Life Director at GMU in the near future to follow up on the letter and let them know our concerns.

Bob referred to the wild flower garden and commented that the flowers did survive (with help from the Dean family and others) being cut by the grass cutting people.

Many new neighbors have come into our area this year. Board members have attempted to meet and greet them, supplying area information and delivering HFCA directories and car tags. The Board hopes that this "welcome wagon" type of service will continue.

Neighborhood Watch - Ron Arnold: Ron regularly attended meetings of the Citizen Advisory Council (CAC) which serves as a liaison between citizens

and the police department. The purpose of the council is to provide liaison between citizens and the police department through communication and to improve/further develop our role and the police department's role in crime prevention. Hickory Farms has received a certificate of recognition for participating in this council. The neighborhood watch program needs more participants. The Neighborhood Watch coordinator meets regularly with crime prevention officers. West Springfield District of the police department now has two officers whose major role is crime prevention. They are Sgt. Huddleston and Officer Dempsey Wilson.

Ron then showed the new custom made case (cost of \$70) for carrying the equipment and also the new signs. This year the Log book has been updated and Ron is currently working on a comprehensive data base of Hickory Farms residents.

Future plans include the possibility of developing foot patrols. The West Springfield office is checking into the cost of hats for volunteers - i.e. walkers, joggers - to wear while out during the day in the community to provide visibility.

Ron introduced two guests from the Community Liaison Office of the West Springfield District, Officer Sheila Patterson and Lt. Dorian Portee. Lt. Portee spoke briefly explaining the purpose of the newly formed office which is to provide a non-traditional approach enforcing compliance of the law. This approach includes: sending officers out in response to calls to investigate problems; mediation with gangs through the schools; attempting to lower the "fear level" by establishing rapport with the community; and prompt response to calls for assistance.

Architectural Control - Greg Gillette: Greg referred members to the list of 1994 Improvements reviewed by the committee which was handed out at the door. He expressed his thanks to the committee members for their time and efforts.

Grounds Committee - Richard Akers: There is severe damage to the asphalt walkway in the lower part of the common grounds. The ground has eroded and there are large holes that could be very dangerous and a problem of liability. Three bids have been received in the amounts of \$7,600, \$6,400, and \$4,400. After reviewing the scope of work included in the bids, Richard recommended the lower bid with the understanding that it could go as much as 20% more depending on what the contractors find when they dig up the asphalt. During discussion the following points were made: the money is available out of this years budget and will not be taken from the reserves; the path was not constructed properly in that the foundation was inadequate; the repair contract calls for removing the current bed in the severely damaged area, replacing it with several inches of stone which will be compacted and then two inches of asphalt. Another layer of asphalt will be put on top of the existing asphalt at the bottom section of the path.

Treasurer's Report - Jeff Lindsay: Jeff referred members to the three page report distributed at the door which included the HFCA Proposed Budget for 1995, a Budget Summary as of 10/20/94, and a third page entitled, "For Your Information," which listed estimated income and expenses for the remainder of 1994. The beginning bank balance on January 1, 1994 was \$16,237.06. The current balance as of October 20, 1994 is \$21,489.85. Considering projected income and expenses remaining for 1994, the projected estimated ending balance on December 31, 1994 will be \$16,021.85.

The following motion was made, seconded and approved: That the Operating Budget be approved separate from the capital improvement line item of \$10,000.

A committee was started with two members, Bob Sotille as chairman and David Ingemie, to investigate various options to resolve the problems on other areas of the pathways. It was suggested that possibly the path from Still Meadow Road along Roberts going south to Glenmere remain as is and eventually be overtaken by grass as some people did not think it is used by Hickory Farms residents enough to warrant upkeep expenses from our budget.

pathways that probably do need repair are those between lots 178 and 179 (on Wheatfield Court) and between lots 18 and 19.

A second motion was made, seconded and approved as follows: That the Operating Budget for 1995 be approved.

Sewer Easement: According to new information received from the developer of Burke Station Woods, the 40 foot easement requested earlier already exists. In order for the Burke Station Woods developer to tie into the Hickory Farms sewer line, he has to meet the county requirements. If he is able to tie in and build the proposed five homes, Pam recommends annexation of these homes into Hickory Farms.

Hickory Farms Student Walkers: When the boundaries were changed shifting our students to Frost Secondary and Woodson High, the School Board determined that the distance between the school property and the entrance to Hickory Farms was not great enough to warrant school bus service. After several minutes of discussion, it was decided that a committee be formed to further pursue this subject, write a letter to the school board representative of Area II, Dr. Paula Johnson, outlining our concerns and proposing a solution. Roberta Lee has volunteered to chair the committee. Carla Shoop was asked to serve on the committee and help coordinate the activities.

Resurfacing of Sidewalks: Sharon Bulova has indicated that the sidewalks will be repaired in the Spring of 1995 and may include the broken curbs also. This will be done by VDOT.

Elections: Bob Cosgriff introduced the candidates in attendance: Ron Arnold, Pam Barrett, and Kathy Gillette. Brenda Denny, also a candidate, could not attend. Nominations from the floor included Bob Cosgriff, Tish Lobb, and Ginny Herchert.

A motion to close nominations was seconded and approved unanimously.

A motion to approve all seven nominations, was seconded and approved unanimously (including all proxy votes held by the President).

New Business

"Kate and Allie" Law: Currently, Fairfax County Zoning Laws prohibit two unmarried adults with children from sharing a home. The "Kate and Allie" law would change this ordinance so that two unmarried adults with up to a total of six children could share a domicile. Under the current zoning laws, unlimited relatives can share a home and up to four unrelated people (i.e. students) can share a home. The new law would permit, as an example, two divorced/single women with children and with limited finances, to share the expense of a house. The Fairfax Board of Supervisors has asked home owner associations to review the "Kate and Allie" Law and provide the supervisors with a sense of approval or disapproval.

A vote on the "Kate and Allie Law" of members in attendance was 22 in favor, 8 opposed.

Further discussion on the "group" homes came up at this time with various recommendations on how to handle the problems associated with them. It was noted that it is illegal to discriminate against prospective tenants thus preventing the lessor/owner from refusing to lease to four qualified potential lessees. One suggestion was for the HFCA to triple the annual homeowner dues for houses occupied by students. Also noted was that it is against county ordinances to run a fraternity out of a residential house. Another suggestion was to consider a participation refund whereby a homeowner would be given a rebate on his homeowner's fee if he participated in specific association activities (common ground clean-up as an example).

Gas Line Extension Into Hickory Farms: Most of Hickory Farms houses were built in areas not serviced by the gas company. In the last two or three years, several homes have added gas after banding together and meeting the

gas companies minimum requirements which include having a specified number of homes willing to hook on at one time, the purchase of at least two gas appliances, etc. Thirteen more homes on Cotton Farm Road are negotiating with the gas company at this time. Patti Montgomery on Spinning Wheel Court (phone 764-2093) is the Hickory Farms contact person. Also, home owners may contact the gas company at 941-HEAT.

ADJOURNMENT: At 10:05 p.m., a motion was made, seconded and approved to adjourn.

Respectfully submitted,

Cathy Rattan

Cathy Rattan, Secretary

Hickory Farms Community Association

Minutes - Annual Meeting Tuesday, October 17, 1995 Green Acres Elementary School

The meeting was called to order at 8pm. It was established that a quorum was present. Board members present were: Pam Barrett, President; Bob Cosgriff, Vice President; Kathy Gillette, Secretary; Tish Lobb, Treasurer; Brenda Denny, Architectural Control Committee Chair; Ron Arnold, Grounds Committee Chair; and Ginny Herchert, Neighborhood Watch Committee Chair.

Minutes of the annual association meeting held October 27, 1994, were approved by the members in attendance.

Board Members' Reports

President's Overview of 1995 Activities - Pam Barrett called the annual meeting to order. Pam outlined the main responsibilities of the Board: (1) to maintain and take care of common grounds and to ensure that the "machine" runs smoothly through collection of dues and other administrative responsibilities; (2) to protect property values by enforcing restrictions and uniformly maintaining an architectural control committee to enforce the restrictions; and (3) to protect the quality of life in the neighborhood and in the greater community (by participating in the Braddock District Council). Pam Barrett outlined what has happened in the past year: (1) Problems with George Mason University group homes in Hickory Farms have been addressed. Students have been cooperative in general, but the Board has had to write letters and call owners of rented houses in order to enforce restrictive covenants within Hickory Farms. (2) The Burke Station Woods developer wanted to connect sewer lines to our property. The plans submitted by the developer were found to have discrepancies, and the issue was stalled because of the discrepancies. The developers sued Hickory Farms Community Association, but the lawsuit was dismissed by the court. (3) Improvements were made in the common grounds. New bridges were built on the back path. HFCA also repaved the path of the lower common ground.

Pam recognized Bob Cosgriff for his many years of service to the community by serving on the Board for five years. Bob sets an example for all of us, by contributing continually to the community. Pam hopes that this sense of community continues to grow through the next year.

Architectural Control--Brenda Denny - Brenda Denny suggested that the Board continue the promotion of Hickory Farms Pride. She suggested that homeowners step back from their houses and see the opportunities for improvement, and be proud of what you have done to your house. Brenda distributed a report for the Architectural Control Committee for 1995 which shows fifteen requests for approval for the year.

Common Grounds--Ron Arnold - Mowing in Hickory Farms common areas was done by the same company as last year, R&R Landscaping. The majority of work this year was done on the back path along Rabbits Run. Five footbridges were installed along the back path along Rabbits Run, and the footbridges were treated to prevent rotting. The Spring Fling had a very good turnout of volunteers. The main accomplishment was mulching trees, paths and entrances. Forty trees were planted on Arbor Day by volunteers. Some of these trees have survived, but many did not. The asphalt path which goes behind Still Meadow Road is in need of repaving. There is a bid for \$10,500 to reasphalt this path, which includes adding a culvert to divert rainwater.

Neighborhood Watch—Ginny Herchert - Throughout the year seven people have joined the Neighborhood Watch, and eight people have left. Ginny encouraged participation in Neighborhood Watch. The watch is on Friday and Saturday evenings, from 10pm-1am and in the summertime from 11pm-2am. The watch uses the kit which has been provided through the Citizens Advisory Council (magnetic signs, car telephone, log book). It is not a confrontational service; it is a patrol to make presence known. Rotation is every 3 ½ months. If more people joined, rotation would be reduced. A suggestion has been made that we also run the watch during the day. Reports should be made to the police. Some events which have happened over the past year are wild parties, 1 major burglary, patio furniture stolen off of decks, mailbox bashings, teenagers smoking marijuana in common grounds, cars broken into at night, and one incident of indecent exposure. All residents need to be made aware of the incidents. A well-organized watch and neighbors who watch out for others should help reduce crime. Some deterrents to crime are to use common sense lighting, trim shrubs in front of houses, and put away lures to teenagers. Ginny suggested that people sign up at the sheet in the back of the room.

Community Voice--Sharon Bulova - Sharon Bulova, the Braddock District Supervisor, spoke about our community association being the lifeline to her for knowing about community matters. Mrs. Bulova discussed the structure of government in the county. A newsletter is sent out twice a year and speaks to major community issues such as budget, services, town meetings, transportation, schools, and other major issues. She also meets monthly with the Braddock District Council, which is an umbrella organization for community associations. More detailed information is given out at the Council meetings so that community associations can disseminate information to the communities. Mrs. Bulova discussed the fact that lack of a sense of community causes frustration, and she encouraged people to get involved. A program of concerts in the parks called Braddock Nights is an example of a program that Mrs. Bulova has started to help get back that sense of community. Mrs. Bulova handed out a guide to Fairfax County government, district council newsletter, an update of the school busing issue, and a proposal for photo red light monitoring system.

On October 6 Mrs. Bulova and Ilyrong Moon and others walked to Frost (a 2 mile hike). Mrs. Bulova and Mr. Moon are in agreement with Hickory Farms that bus service should be returned. Mr. Moon is trying to gather enough information to go to the School Board to override staff's decision not to return bus service to Hickory Farms. Mr. Moon is also evaluating other school paths. Mrs. Bulova asked that any more information which Mr. Moon could use be sent to him at her address.

Mrs. Bulova discussed the photo red light issue. The program would install cameras at 25 intersections in the county. The cameras would take pictures of license plates of cars which run red lights. No point would be taken off but a bill for \$50 would be sent to the owner of the car. Photo red lights have reduced red light runners by 95% in Los Angeles. A request for proposal has gone out for the photo red light. A public hearing will be held but has not been scheduled yet. There was a lot of discussion on this issue. Mrs. Bulova encouraged homeowners to attend the public hearing to voice their opinions.

Mrs. Bulova discussed a tri-county project to synchronize traffic lights. This would enable better traffic flow and would require new counters. The new system would have a central location to synchronize the lights.

Old Business

Burke Station Woods Sewer Easement - The developers of Burke Station Woods submitted an engineering plan that was not based on the topography of the area. The county engineers agreed that the plan which was submitted was not the same as what was happening (?). Hickory Farms in the past collected \$1,000 in order for the developers to collect signatures from HF homeowners to grant an easement. The \$1,000 was supposed to cover any attorney fees which Hickory Farms could incur. The developers recently sued Hickory Farms in order to get back the \$1,000. The developers never submitted a bill of particulars, so the case was

dismissed.

Hickory Farms Student Walkers - Pam referred to the prior discussion with Sharon Bulova regarding bus service to Hickory Farms. A preliminary safety report has been done. Following through on this would cost \$95/hour for a complete report. School officials approached Pam after the walk to the school and suggested that the safety report would not be necessary. Pam's feeling is that the school officials will be "strong-armed" by the School Board after Mr. Moon presents our case to them.

Resurfacing of Sidewalks - Repairs to sidewalks was not done this year due to lack of shelf money. The money that had would have paid for the sidewalks was cut from the budget. The repairs should be done next year because our neighborhood is in a "crisis management situation." The sidewalks in our neighborhood are so bad that they must be done next year. Any sidewalks which are cracked and crumbling are to be repaired.

Asphalt Path on Northern Boundary - The northern path (perpendicular to Roberts Road) is disintegrating to the point that it is becoming a safety issue. (The county is required to maintain the Roberts Road path, which was included in the proffers for the neighborhood.) A culvert is needed to redirect the water which is eroding the path. Tree roots are also a big problem. There was discussion of putting in some type of post so that vehicles cannot access the path. (This issue will be voted on as a separate issue by the Board.) There was a motion made to spend \$10,500 to repave the asphalt path on the northern boundary of Hickory Farms. The motion was seconded and then unanimously approved.

Treasurer's Report and Presentation of 1996 Budget - Tish Lobb referred members to two handouts, 1995 and 1996 budgets. Hickory Farms has an interest-bearing checking account which offsets any monthly fees which are charged. A motion was made, seconded and approved that the operating budget be approved.

Oktoberfest and Cleanup - Due to rain on October 14th, the Oktoberfest will be held on October 21. From 9am-noon there will be a cleanup which will include working on the northern path and planting some flowers. The picnic will be at 2pm in the upper common area.

Path Along Rabbits Run - Bob Cosgriff gave thanks to Ron Arnold for all of the hours of work in extending the path through the sewer easement, and putting in the bridges. There was a round of applause thanking Ron for his dedication to improving the common areas in Hickory Farms.

Elections - Bob Cosgriff nominated the one candidate who has volunteered for election, Pete Scala. Bob stressed that being on the community association board is a good way to see democracy in action. Nominations from the floor included: John Stanley, Brenda Denny, Andrea Jones, Mary Beth Pernicano, Satish Rao, and Kathy Gillette. A motion to close nominations was seconded and approved unanimously. A motion to approve all seven nominations was seconded and approved unanimously.

New Business

Speed Control - A speed control assessment was done in Hickory Farms this year, and the neighborhood qualifies for speed humps. Pam Barrett discussed the differences between speed bumps and speed humps. Several potential locations for speed humps were discussed: Still Meadow Road at the curve, Cotton Farm Road near the creek, Cotton Farm Road at Country Squire. Hickory Farms will qualify for two or three speed humps. Hickory Farms qualifies because we are considered "at risk" to have more traffic in the future, due to our close location to the university and also due to Fairfax City's installation of speed bumps nearby. There was a motion made to pursue getting speed humps as a speed control deterrent. The motion was seconded, and there were 24 for and 1 opposed. The Board will pursue speed humps as a speed deterrent, in

concert with stop signs.

Enforcement of Restrictive Covenants - Pam Barrett discussed the restrictive covenants presently used by Hickory Farms. The present covenants do not have enough “teeth” in them to enforce them effectively. This is one of the most important issues in the neighborhood because it directly affects all of the homeowners’ property values. Hickory Farms has one of the least restrictive covenants of community associations in the area. In order for the covenants to be rewritten, 90% of the homeowners would need to approve changes. Pam suggested that this be a top priority for the 1996 Board to pursue.

At 10pm ??? a motion was made, seconded and approved to adjourn the annual meeting.

Respectfully submitted

Kathy Gillette, Secretary

HICKORY FARMS COMMUNITY ASSOCIATION
Minutes - Annual Meeting
Tuesday, October 22, 1996
Green Acres Elementary School

The meeting was called to order at 8:00 p.m. A quorum was present. Board members present were Pete Scala, President; Brenda Denny, Vice President; Andrea Jones; Secretary; Mary Beth Pernicano, Treasurer; Satish Rao, Architectural Control Committee; John Stanley, Grounds Committee; and Kathy Gillette, Neighborhood Watch Committee Chair.

Prior to the beginning of the business meeting Officer Dempsey Wilson of the West Springfield Police District, Fairfax County Police Department, made a presentation regarding crime prevention.

Officer Wilson, liaison with Neighborhood Watch representatives, conveyed that we live in a fairly secure neighborhood and attributed our success to the efforts of the community's neighborhood watch efforts. He said that there is a direct correlation between neighborhood watch and quality of life. Vandalism, larceny, burglaries, graffiti, and our chances of being victimized are reduced by the presence of our active neighborhood watch program.

He discussed recent criminal activity near Woodson High School where there were reported incidents of a man in a red car who was attempting to pick up girls as they walked home from Woodson; of another young man in a maroon car who approached two young girls from Woodson; and a custodian who was opening the building early and was accosted by a male in a hooded sweatshirt. The male asked for the custodian's wallet, found it empty and threw it down and ran into darkness. One homeowner asked Officer Wilson what the police department could do if we believe children in our neighborhood are endangered. He said to call County Child Protective Services. He talked about the radar trailer which was present in our neighborhood at the beginning of the school year. The intent of the trailer is to make people aware they are speeding and to obtain voluntary compliance with speed limits.

One of the homeowners stressed to him that Roberts Road is very dangerous, especially at the entrance to Hickory Farms. He said this is an issue for VDOT. Pete Scala mentioned that this problem has been identified to Sharon Bulova's office for consideration of correcting it as a spot traffic improvement.

In closing, Officer Wilson encouraged homeowners to get involved in the neighborhood watch program.

Board Members' Reports

President's Overview of 1996 Activities - Pete Scala introduced the Board members and outlined the main responsibilities of the Board (1) to maintain the common grounds, collect dues and perform other administrative responsibilities; (2) maintain an architectural control committee to enforce restrictions; and (3) protect quality of life in the neighborhood. He discussed that the community did not qualify for speed bumps as we were told at the 1995 meeting since the traffic survey did not count 150 drivers passing the checkpoint during one hour in one direction. He said at the beginning of the year he believed we needed to strengthen our restrictive covenants to permit their enforcement but as a result of a meeting with the Association's attorney, he believes our covenants are not defective. He discussed that he preferred talking to homeowners about deficiencies in the way their properties are being maintained rather than taking legal action.

On the issue of traffic control, there were three intersections identified by VDOT which could possibly benefit from three-way stop signs: (1) Still Meadow Road and Farm House Lane; (2) Still Meadow Road and Cotton Farm Road; and (3) Cotton Farm Road and Farm House Lane. Pam Barrett moved that the homeowners vote on whether or not they favor stop signs at those locations. Sean Coleman seconded the motion. The following discussion occurred. Some homeowners felt we would increase pollution and noise at the intersections and this would be troublesome for homeowners who happen to leave near the intersections; (2) we might force traffic onto other streets; and (3) some said they don't notice as much cut-through traffic anymore. Having stop signs might cause more problems because drivers might speed up to get through them. Tom Johnson said that a sign was also needed at Cotton Farm Road and Country Squire Lane. Pam Barrett agreed. Pam also reminded the members that the whole issue surrounding whether or not we needed some form of traffic control was due to our concern for the safety of neighborhood children. Pete said the signs could be removed later if we didn't like them. The vote for the stop signs at the above locations was 21 in favor, 16 proxies, and 17 opposed. Then there was a motion that we consider placing the stop signs at the following intersections: Country Quire Lane and Cotton Farm Road; and Spinning Wheel Court and Farm House Lane. The motion was seconded and passed with 2 in opposition. Ron Arnold then moved that the motion be amended to include Farm House Lane and Cotton Farm Road. The motion was seconded and passed unanimously.

As a possible alternative to stop signs Pete said we might be able to have signs installed which warn that violators are subject to a \$200 fine if caught speeding in our neighborhood. There was a motion to vote on this issue which was seconded; the motion was approved with 4 opposition. Attendees were encouraged

to call Fairfax County Police at 644-7377 if they observe speeders.

Secretary - Andrea Jones distributed copies of the 1995 Annual Meeting minutes to members. The minutes were approved.

Architectural Control - Satish Rao distributed a report for the Architectural Control Committee for 1996 which shows fifteen applications processed.

Grounds - John Stanley reported that mowing of the common grounds was done by R&R Landscaping. There was a slight increase over the 1995 cost and he expects a slight increase in 1997. There were two community clean up days during 1997. During the spring clean-up approximately 25-30 members participated in trimming trees and bushes, planting wild flower gardens, spreading mulch and the sprucing up the entrances with flowers. A well-attended cookout was held after the work had been completed. The fall cleanup efforts were hampered by the weather; however, approximately 10 members volunteered their time to clean debris from the common grounds, trim the northern past and widen the Roberts road path. John discussed the need to remove the large, mostly dead Poplar tree from the upon common grounds. The estimate for removal is \$4,000. A motion was made, seconded, and approved to remove the tree.

Neighborhood Watch - Kathy Gillette thanked everyone for their participation in the neighborhood watch program. There are 69 members currently, there were 12 new members last year but they lost 6. Rotation is approximately every four months. Some incidents which were reported by the neighborhood watch included speeders (report, do not pursue), wild parties, suspicious activities. She stressed bus riders should be accompanied on their way to and from the bus stops. There is still a supply of HFCA vehicle stickers so neighborhood watch will be certain your vehicle belongs in the community.

Old Business

Roberta Lee, Audrey Hall and Pam Barrett were congratulated for their efforts and success in getting school bus service reinstated for Frost and Woodson students. However, on the first day of service only 10 students rode the bus. Homeowners who are interested in ensuring the bus service continues should ensure students take advantage of the bus. Otherwise, we may lose it again.

Regarding Burke Station Woods, a sewer line will be installed if the county approves their plan. This will occur on Burke Station Road north of Hickory Farms. There is an easement for this.

Thanks to Pam Barrett and Bob Cosgriff, the sidewalks are being repaired. Also the asphalt path was repaved.

Pete reported that the welcome wagon is very successful. Ten new neighbors had been visited and there were 2 to contact.

Pete reported that in 1991 the Association voted that fences along Roberts Road and Burke Station Road are the responsibility of the homeowners. The Board can only enforce the covenants to have the fences properly maintained.

Treasurer's report and Presentation of 1997 Budget - Mary Beth Pernicano referred members to two handouts, the 1996 financial report and the 1997 proposed budget. The 1996 projected balance was \$11,375. A motion was made, seconded, and approved that the operating budget for 1997 be approved.

Elections - Nominations for the 1997 Board were Pete Scala, Sean Coleman, Mary Beth Pernicano, and Bruce Bernhardt. Nominations from the floor were Kathy Bethany, Tom Johnson and John Stanley. A motion to close the nominations was seconded and approved unanimously. A motion to approve all seven nominations was seconded and approved unanimously.

New Business

Pete stated in closing that the 1997 Board should be challenged to work towards enforcement of restrictive covenants. Rules and regulations are being drafted by a committee of homeowners to improve the appearance of the community. These will be provided to all homeowners for their review and comment.

At 10:00 p.m. a motion was made, seconded and approved to adjourn the annual meeting.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Andrea Jones".

Andrea Jones, Secretary

**HICKORY FARMS COMMUNITY ASSOCIATION
ANNUAL MEETING
Wednesday, November 12, 1997**

Minutes

The meeting was called to order at 8:00 pm. A quorum was present. Board members present included Pete Scala, President; Sean Coleman, Vice President; Mary Beth Pernicano, Treasurer; Kathy Bethany, Architecture Control Committee; Joe Shea, Grounds; John Stanley, Neighborhood Watch Committee; Bruce Bernhardt, Secretary.

Prior to the start of the business meeting, there was a sign-in, social and Chili tasting event. The Chili was left over from the Fall Block Party, supported by the HFCA.

Pete Scala, President HFCA, opened with meeting with introductions of all board members present. He thanked them for their work over the past year. He also thanked all HFCA members in attendance for coming to the annual meeting. Pete summarized the responsibilities of the HFCA board of directors as:

- Maintain the common grounds
- Collect dues
- Protect the quality of life within HFCA

Reading of Minutes, 1996 Annual Meeting: Pete asked for a motion to forgo the oral reading of the Annual Meeting Minutes from 1996. Copies of the 1996 Annual meeting minutes were available at sign-in and during the meeting. The motion was made and seconded. The motion passed without objection. Pete then requested a motion to adopt the 1996 Annual Meeting Minutes as written. The motion was made and seconded. The motion passed without objection.

Reports from the Board:

President's Overview: Pete Scala addressed the meeting concerning the following issues:

- Again thanked everyone associated with HFCA in 1997.
- Recognized Denise Dinnen for her efforts of organizing the Fall Block Party and Spring Fling.
- At the last meeting, 3 way stop signs were discussed, later on the agenda there will be a discussion and vote.
- Rules & Regulations revisions have been completed and distributed to all HFCA members. Board is ready to approve. Our HFCA lawyers are reviewing for a final check. Discussion will follow later in agenda.
- Revised HFCA Directory was issued. Actually, two copies were sent. New Directory has a revised and much clearer map of the community, including readable address numbers.
- The Welcome Wagon, which visits new homeowners and/or renters, is about 5 behind. Pete and anyone wishing to volunteer to meet and greet new HFCA residents will catch up on the list shortly.
- Snow removal was much better in 1997 than 1996.
- Board is discussing allowing sponsorship of the HFCA Directory and cost of printing the Newsletter. Advertising could generate substantial sums of income. All HFCA members will have an opportunity to express their opinion.
- Cooperative effort on Harvester Farm has produced a beautiful fence replacement. This was a job well done for those who participated. The entire HFCA has benefited from this effort.
- \$200 Speeding Ticket Warning Sign, approved last meeting, is moving forward. Pete submitted the formal request to Sharon Bulova's office.
- Roberts Road sidewalk on west side of Hickory Farms development is the responsibility of the county to maintain. Sharon's office will be contacted for getting on the list for maintenance of this path.
- There were 4 major accidents at the intersection of Still Meadow and Roberts Roads. HFCA has requested this intersection be considered as a Spot Improvement site. Sharon will discuss further during her comments later in the meeting.
- HFCA is concerned with parking of commercial vehicles within the development but we are limited to state ordinances.

Architecture Control Committee: Kathy Bethany provided a handout of the ACC actions approved during 1997. She provided a summary of the 24 requests received by ACC in 1997 and reinforced the need to use the ACC Request for Approval form prior to starting construction projects. She encouraged anyone interested in joining the ACC to sign-up! The ACC is always looking for new members.

Grounds Committee: Joe Shea provided a summary of Grounds Committee activities in 1997. Tom Johnson moved from Hickory Farms and Joe completed his term on the Board and as Chairman of the Grounds Committee. Joe thanked Tom for all his efforts early in 1997 including the Spring Clean-up and Spring Fling efforts. Joe reported that the Fall Clean-up went well, although the Fall Block Party ran into some weather difficulties (which explains the left over Chili!). The new grass cutting contract in 1997 with credit going to the Grounds Committee realized significant savings.

Neighborhood Watch: John Stanley provided the Neighborhood Watch summary.

- Crime within HFCA was consistent in 1997 with the prior 4 years.
- Neighborhoods with Watch have less crime than those without an active Watch
- Officer Wilson retired. Officer O'Connor is his replacement.
- Neighborhood Watch published 2 lists covering 6 month watch schedules. More HFCA members are always welcome and needed to keep all of HFCA safe and secure.

OLD BUSINESS (part 1):

Speed Control/Cut-through Traffic Warning Signs: A vote was held on whether to request three way stop signs. After it was pointed out that the vote held differed from the vote requested in the proxy document, another vote was held, with the wording exactly the same as that in the proxy letters. The Association supported requesting installation of three way stop signs as traffic control measure. Where they will be installed (if the county approves the request) was discussed, but not resolved.

Guest Speaker – Sharon Bulova, Braddock District Supervisor: Pete introduced Sharon Bulova, Braddock District Supervisor and she addressed the HFCA on several topics:

- Summarized the Personal Property Tax (PPT), following the election of Jim Gilmore who promised to eliminate the PPT. Sharon provided pie charts that showed where tax revenue comes from and what those revenues are spent on. She discussed which functions state government pays for and which functions local/county government supports. She highlighted what removing the PPT would mean to revenues and expenditures and indicated much work would be needed to avoid significant impact to existing functions like education, public safety, public health, parks and recreation, etc.
- Sharon discussed enabling state legislation to support the \$200 speeding fine, discussed above. She said the county has not decided how to implement the signs. There are concerns that the fine may be unenforceable or will be challenged in court. The City of Fairfax is experimenting with the \$200 fine and photo stop light enforcement. The county will closely watch the results.
- Sharon summarized the development of Roberts Road. Plans have been approved to extend Roberts Road from Kings Park south to the Fairfax County Parkway (Rt 7100). This will allow traffic to flow from Fairfax County Parkway all the way up to Rt 236, Main Street in Fairfax City. Traffic is expected to increase in 1998 and with completion of the Roberts Road overpass in 1999. The City of Fairfax controls the section of Roberts Road within the city limits (most northern section) and may install traffic calming devices.
- 1997 is a County Comprehensive Plan review year. Every 4 years nomination are considered to change the County Comprehensive Plan. Sharon has established a Braddock District Citizens Committee to advise her on changes to the Comprehensive Plan. The recommendations of the Citizens Committee concerning Roberts Road include:
 - Make sure Roberts Road does not become a speedway.
 - Make sure Roberts Road does not become a 4 lane road. Rights of Way should be given to the communities that line Roberts Road.

Jack Rust, State Representative and John Mason, Mayor of City of Fairfax are also engaged on this issue.

Roberts Road need major improvements even as a two lane road. Sager residents within City of Fairfax limits are requesting Roberts Road be made one way. Issues/potential improvements requested by HFCA attendees to Sharon included:

- Add guard rails to keep cars from entering HFCA backyards
- Better lighting
- Add intersections.
- Shave down or build up to reduce danger at Still Meadow & Roberts Road.
- Add Crosswalks to safely cross Roberts Road.

Sharon indicated that the issues surrounding Roberts Road are not new. There have been public meetings for 2 years. Neighborhoods closest to the construction have been directly involved. There will be an increase in traffic on Roberts Road. North of Braddock the increase is projected to be 10%. (9,900 per day currently, increasing to 10,400). Sharon indicated the county does not own the roads, the state does. VDOT will decide where to put guardrails, stop lights, stop signs, etc. Sharon suggested everyone send letters to her office concerning improvements to Roberts Road in general and the intersection of Still Meadow and Roberts Road in particular and she will forward them on to Jack Rust at the state level. Jack had indicated his support for these issues.

- Nomination was made to change the County Comprehensive Plan to allow development of the property at the intersection of Roberts Road and Braddock Road. This nomination was deferred in order to determine additional community input on best use of property in conjunction with George Mason University being directly across the road.

Pete thanked Sharon for attending our meeting and for all her support over the past years, including the replacement of sidewalks and curbs in Hickory Farms.

OLD BUSINESS (part 2):

Rules and Regulations: Pete discussed The revised HFCA Rules and Regulations. They will be approved and promulgated by the 1997 Board at their December meeting. There were many comments from the floor concerning specific wording in the rules and regulations. The HFCA Secretary noted the comments and all recommended changes would be addressed by the HFCA Board prior to final approval of the Rules & Regulations in December. Each homeowner will receive a copy of the final, approved Rules & Regulations.

Treasurer's Report: Mary Beth Pernicano provided a copy of the year to date 1997 budget and expenditure report and a proposed 1998 proposed budget. The newly elected Board at their first meeting will approve the 1998 Proposed budget. She also reported that the Board intends to re-establish the Reserve Fund called for in the HFCA By-Laws, and invest in a Treasury Bill.

NEW BUSINESS:

Elections: The following were elected to serve as the 1998 HFCA Board of Directors:

- Pete Scala
- Sean Coleman
- Tammy Verheul
- Kathy Bethany
- Tom Barrett
- Joe Shea
- Eric Maribojoc

Individual positions will be determined at the next meeting of the HFCA Board of Directors and reported in the HFCA Newsletter.

Change Covenants to Reflect Sign Problem: Political signs posted in yards were brought to the attention of the HFCA board. In a recent US Supreme Court case, Arlington County was ordered to allow the placement of political signs, to avoid infringement of political speech, strongly protected under the 1st Amendment of the US Constitution. No further action is expected regarding this issue.

Newsletter Sponsorship: Pete solicited input from the general membership concerning allowing advertisements in the HFCA Newsletter. Such an arrangement would improve HFCA finances and provide additional information to homeowners on products and services available in the area. Guidelines would

need to be developed to insure the proposed advertisements were tasteful. Based on a show of hands, a majority approved of the idea.

Fairfax City – Roberts Road Committee Representative: Nancy Rosenkrantz volunteered and the Association voted to accept her as their at large representative on this committee to keep the Association informed of this issue. Nancy will attend county and city meetings to gather developments and report to the HFCA board at their monthly meetings and all homeowners through the newsletter.

Open Discussion:

Leaf Removal: Pam Barrett brought up the issue of leaf collection. Following a brief discussion, Pete agreed to take this issue on and develop estimates and report back to the Association through the Newsletter.

Meeting Adjourned 9:45 pm.
B.J. Bernhardt, Secretary

**HICKORY FARMS COMMUNITY ASSOCIATION
ANNUAL MEETING
OCTOBER 20, 1998**

7:30-8pm----Socializing with neighbors. Guests were School Board member Ilryong Moon , Department of Facility member Gary Chevalier and Superintendent Mr. Stepp.

The meeting was called to order at 8 p.m A quorum was present. Board members attending were President, Pete Scala; Vice President, Sean Coleman; Treasurer, Kathy Bethany; Secretary, Tami Verheul; Neighborhood Watch, Eric Maribojoc; Grounds, John Morrison; and Architectural Control, Tom Barrett.

Pete Scala opened the meeting and the remaining Board members introduced themselves and gave a brief description of their job and the responsibilities that were included with their jobs.

Reading of the 1997 Annual Meeting minutes. Pete asked for a motion to forgo the oral reading of the 1997 Annual Meeting minutes. Copies of the 1997 Annual Meeting minutes were available at the check in table and prior to the meeting. A motion was made, seconded and passed to accept the 1997 minutes with no objections.

Mr. Moon with the Fairfax County School Board gave a brief talk about his work on the School Board. Mr Moon then turned the meeting over to Superintendent Stepp who talked about the procedures the County would use to determine where the students, who live in Hickory Farms, would go to school at once Green Acres closes in the near future. Mr. Stepp predicted that Hickory Farms students would most likely attend Oakview Elementary School on Sideburn. Oakview is currently under going major renovation and will have to capacity to handle the additional students once Green Acres closes. The time frame for boundary changes will be in the fall of 1999. Recommendation will be made in January of 2000 and meetings should start in February of 1999. Currently the City is not recommending selling the property at Green Acres but will probably lease it out. Most of the current teachers from Green Acres will have jobs at the new school at the location of the current Layton Hall Elementary School.

President's Report: Pete addressed the meeting bring up the following concerns:

1. Pete thanked Denise Dinnen for the support and the organizing of the Block parties for the past year. She was done a wonderful job and everyone appreciates all her hard work.
2. Pete thanked Claire Coleman for all of the work she has done for the Association this past year.
3. Leaf removal- was resolved and would cost more money then members were willing to pay.
4. 3-Way Stop Signs- The placement of 3 way stop signs were approved at the 1997 meeting but the locations of the signs were in dispute. This issue was deferred. A 50/50 split was made of the placement of the signs.
5. Sponsoring of the directory- Membership favors sponsoring in the directory and in the newsletter.
6. County will not put up the \$200 warning sign for speeding within the neighborhood at this time.
7. Roberts Road sidewalk. The County is in charge of maintenance for the sidewalk running behind the houses on Roberts Road. While the maintenance currently is not perfect there has been progress made in keeping the area mowed in regards to past years.
8. Roberts Road and Still Meadows Intersection- The island is not enough of a deterrent for the traffic problems with this intersection. VDOT eventually may shave the hill.
9. Commercial Truck Parking- Mostly resolved. One truck is still parking on the streets but this is okay.
10. Survey of the Common Areas- This was suggested to protect the open areas from encroachment of developing neighborhoods. The estimates have come in anywhere from

\$5000 to \$20,000 for this service. Board members have checked the areas and so far found evidence of this problem.

11. Homepage on the Internet- No interest was found in this area.
12. Hickory Grove-RYS Home- This group home consists of co-ed teens. The current facility replaces the Lambda House which was sold during the past year. There is intense interest of the current status of this house from the surrounding neighbors. RYS is non profit organization.
13. Automated Record keeping- Estimates run from \$3000-\$5000 to automate all the HFCA records. Possible items to be archived would be minutes, liens, newsletter and other various reports that currently take up a lot of space.

Architectural Control Report:

15 application were made during the year for changes to properties. Only 2 were controversial and those were resolved. One application was rejected. Overall a quiet year.

Grounds Report:

1. Mowing is the biggest budget item of the year. The last mowing is scheduled for November 8th. Sun and Shade is the current contractor mowing the Common Areas.
2. Fall clean-up was a success but there was quite a bit of trash found in the Rabbits Run area. The Board encourages members to not dump in this area and to discourage others from doing so.
3. A tree in the Upper Commons has some kind of disease according to Mr. Henderson, we might want to get it checked out and taken care of.
4. Bob Cosgriff wants to remind members to watch out for dog "do" in plastic bags, someone is tossing theirs into unwanted areas instead of disposing of it as they should.
5. Trash cans in the Common Areas- young people are gathering in the trees in the lower commons. Sean found beer cans, bags of "leafy material", malt liqueur cans and numerous cigarette butts scattered in this area. This mess is being left by teenagers from our neighborhood, not outsiders.

Neighborhood Watch Report:

Neighborhood watch is always in need of new members. Sign up sheet are at the sign in table. We have had several incidents of car break in for car radios. Recently several sheds were broken into. If you have a break-in, let the Neighborhood Watch Coordinator know what is going on so he/she can give the Police Department a written description of what is happening in the neighborhood. Use the non- emergency telephone number to call the police if you see suspicious activities going on. We have had more incidents this year than in past years. If you do not have a sticker for your car, please get one at the sign in table. This is one way of knowing which cars truly belong in the neighborhood.

OLD BUSINESS

Roberts Road Issues-

Nancy Rosenkranz

1. Mr. Robbins property is rated R1. He wants higher density housing. Currently is issue is status quo.
2. Roberts Road and 236- 9000 cars on average use this connection. City managers are authorized to meet as a group to solve traffic problems. Traffic calming measures include the use of law enforcement, stop signs and speed humps. This proposal is currently in front of the City for approval. Another option that was discussed includes closing Roberts Road at the City line.

Mount Vernon Baptist Ministry

Bob Cosgriff

1. Mount Vernon Baptist Ministry filed a special exception application to enlarge the current facility.
2. The project will be a two phase project.
3. The basic concerns are with traffic and safety issue on Roberts Road and proper use of the facilities in accordance of the County Regulations. This facility is for GMU students use. GMU was very involved with these meeting.

Rubbish Removal

1. Proxies- 95% of the proxies vote for the Board recommendation for this issue.
2. A suggestion was made to see if collection time could be change to a little bit later time.
3. The Board's recommendation was for AAA. We will have an arrangement verses a contract. With an agreement we will have a letter between the company and HFCA. HFCA will do the coordinating. With a contract, HFCA would have to pay the fees
4. Procedures will be in the next newsletter.
5. A motion was made for two times a week pickup with AAA. The proxies were 48-1 in favor of AAA with two time a week pick. 33 votes were present at the Annual meeting.
6. The new arrangement will probably start in January 1999

Treasurer Report

1. 1999 budget will be voted on at the next Board meeting.
 2. 12 VPOAA packets have been prepared and passed out this year. This has provided an additional income of \$450 for the Association.
- Currently the 1998 budget is \$3000 under budget.

Nominations

Pete Scala, Kathy Bethany, John Morrison and Sean Coleman are staying on the Board for another year. Tom Herring, Bruce Bernhardt and Chuck Stewart have volunteer to serve on the Board. A motion was made, seconded and passed for this roster of Board members.

New Business

1. New Directories- A sheet was passed around for any member to make correction in the directory. The new directories will be alphabetizing, listed by the street name and have e-mail address that are provided by the members.
2. Mr. Henderson wish to thank Pete for help is solving an issue with a rental property.
3. Stops signs- a motion was made, seconded and passed to " allow the new Board to be empowered to get the stop sign issue resolved." People have observed drivers on Cotton Farm and Farm House lanes not observing the current stop signs. A dog was killed on Cotton Farm. Members don't want to see a child get hit or run over because of people speeding through the neighborhood or disobeying the stop signs.
4. A motion was made, seconded and passed to adjourn the meeting at 9:40pm.

**HICKORY FARMS COMMUNITY ASSOCIATION
ANNUAL MEETING
OCTOBER 19, 1999**

7:30-8pm--- Socializing with neighbors. Barbara Sipos a Realtor with Remax was a guest.

The meeting was called to order at 8pm. A quorum was present. Board members attending were President, Pete Scala; Vice President, Tom Herring; Treasurer, Kathy Bethany; Neighborhood Watch, Bruce Bernhardt; Grounds, John Morrison; and Architectural Control, Chuck Stewart. Absent was Secretary Sean Coleman.

Pete Scala opened the meeting and the remaining Board members introduced themselves and gave a brief description of their job and the responsibilities that were included with their jobs.

Reading of the 1998 Annual Meeting minutes. Pete asked for a motion to forgo the oral reading of the 1998 Annual Meeting minutes. Copies of the 1998 Annual Meeting minutes were available at the check in table and prior to the meeting. A motion was made, seconded and passed to adopt the 1998 minutes with no objections.

President's Report: Pete address the Association bring up the following concern:

Pete thanked all the volunteers who made the Fall Fling a huge success. Pete also thanked all the volunteers who came out and helped clean up the neighborhood during the Fall clean-up.

1. Robert Road- 3 accidents have already been reported at the intersections of Roberts Road and Still Meadows to date. The Association is still interested to a better solution to this problem but ultimately the decision is up to VDoT.
2. Trash Removal-AAA is the "official" rubbish removal company for the Hickory Farms Community Association. The current rate is \$49.50 a quarter. The Board will continue to recommend them to homeowners.
3. Permanent Signs- Signs were purchased for \$600 to announce Community Events. Signs are posted at both of the entrances to the neighborhood
4. Rules & Regulation for trailers- Still pending. Pete will re-modify the rule and put it before the next Board for ratification.
5. Yard Sale- The first annual HFCA yard sale was very successful. Kirk Randall was thanked by Pete for his great ideas in regards to running the sale. Approximately 250 cars were in the neighborhood during the sale time period. Nancy Rosenkrantz was thanked by Pete for the excellent newspaper coverage advertising the sale. \$100 was spent on advertising costs. The Association will most likely sponsor another sale in the spring. Pete volunteer to help out with the spring sale.
6. Car Stickers- Are available but they are not really being used.
7. Power washing of homes-6 people responded to this need in the neighborhood.
8. Fences-still in progress. Pete will pass on the names of people interested to John Morrison
9. Group painting-5 people were provided with a painter's name

Treasurers Report:

Balance as of meeting is \$26,491. The current Budget will be put in the next newsletter. Next year's predicted Budget will also be available

Architectural Control Committee:

1. Chuck thanked his committee members for their time and effort during the past year.
2. Paint samples are available upon request to loan out to HFCA members.
3. The Committee worked on the Standards of The Neighborhood this past year.
4. 20 applications were processed during the current year.
5. Placement of basketball hoops must be approved by the ACC. Portable pieces of equipment are excluded from the rules. The Board can't control the placement of basketball goals in the road.
6. Chuck has promised an article for the upcoming newsletter concerning the zoning rules for basketball nets.
7. Chuck mentioned that his records were sparse and that he keeping running across cases of homeowners making changes without getting permission from the Board. One homeowner suggested that a newsletter article be written describing when an ACC application is required, as she will be needing one for a shed and didn't realize this required ACC approval.

Grounds:

1. Sun and Shade did the mowing this year. We will have one more contract in November for leafs.
2. Yearly Clean-ups- More people are needed to help with the spring and fall clean-ups. The people who did volunteer were greatly appreciated.
3. Several couches were removed from the North Path area. Rabbit Run should be considered a dumping ground by residents.
4. Sunday is being considered as a day for the clean-up as a way of drawing more participation from members.
5. Benches- The benches were secured in the lower commons. Trash cans are well used and need to be cleaned out regularly.

Neighborhood Watch:

1. Day Watch- At this time there is not enough response for this.
2. At this time the members of the neighborhood watch are rotating about every 3-4 months.
3. More member are needed to volunteer for Neighborhood Watch.
4. A car was stolen from Farm House Lane this year. The car was recovered. Grand Theft Auto charges were served. The person charged was not from this area.
5. A house on Still Meadows was burglarized this spring.
6. Mailboxes were knocked over earlier this year. Stop signs have been run over also.
7. 2 of the 3 Neighborhood Watch signs were lost this year and have been replaced
8. A question was raise about what procedures should be followed to appeal a Board finding. Bruce will look into rules regarding this type of process.

Welcome Wagon:

1. 25 house were contacted in a two week period.
2. Nancy Rosenkrantz has volunteer to take over the Welcome Wagon obligations from Mary Beth Pernicano.

Election of New Officers for 2000

All current board members are retiring as of December 31, 1999. Chuck Bethany and Larry Rogers volunteered prior to the meeting to serve on the new Board. At the meeting Bill Galinis, Bob Sottile, Pam Barrett, Bob Cosgriff and Harry Herchert offered their services to complete the new Board. A motion was made, seconded and passed for approval of the above candidates for the 2000 Board of Directors of HFCA.

OLD BUSINESS:

1. 3 Way Stop Signs- Still pending. The Board has given this issue to Sharon Bulova's office as of today. Bulova will convey our wishes to VDOT. VDOT has the final say in this issue and the placement of stop signs. Recommended placement of signs by HFCA were:
 - the corners of Country Squire & Cotton Farm
 - the corners of Farm House & Cotton Farm
 - the corners of Farm House & Still Meadow (far end)
 - the corners of Spinning Wheel & Farm House
2. Directories- The directory is being reformatted. There is an area for e-mail addresses for people who have given their permission to have these printed. The kids yellow pages are still included. New Directories should be printed in the next couple of weeks.

NEW BUSINESS:

Proposed doubling of Dues for additional features-

- Additional amenities in our neighborhood. A couple of observations on the first were brought forth. One proposal was to check into other neighborhoods and see what amenities are available and where do we want our neighborhood to be in the future. Another proposal was to see if we could deed common area to the County for a playground and let them take care of the liability. Several people were interested in using common ground for playground equipment. A suggestion was made for the next Board to look into this further.
 - Advertising was another suggestion made for monies raised if dues were doubled. Pam Barrett suggested "Branding" with two advertisements per year, at a cost of about \$400, in order to provided the equivalent of advertising. Barbara Sipos pointed out that there isn't much point in advertising when there are no houses for sale. Currently two houses are for sale in our neighborhood. A motion was made, passed and seconded that to "**Spend no money**" on advertising at this time.
 - A "**No**" voted was made, passed and seconded to **Not double** the dues at this time.
2. **Mowing-**
 - Mary Buchanan complained about the shoddy shape of the grass and pathway along Roberts Road. The County is in charge of the maintenance of the grass and the pathway. Pete said the Board would send them a letter of this situation and remind them this is their responsibility.
 - Lee Sottile informed the Board that as of two years ago the County passed a law that allows Homeowners Associations to identify people whose lawns are greater than 9 inches tall. The County will mow those lawns and bill the homeowner. The board will follow up on this recommendation, publicize it and get everyone who currently skirts the rules to be more aware of it.
 3. **North Path-**
 - Complaints were heard about motorized vehicles coming up the path and being a hazard to people use the path. We have deaf people in the neighborhood who use the path and could be injured since they can't hear the vehicles coming up behind them.
 - A suggestion was made that we contact the County for the need of signs regarding this issue.

4. Enforcing the Rules and Regulations-

- A recommendation was made to the Board that they enforce the rules and regulations more strictly. While the general membership has to be willing to commit to this type of action, most people at the Annual meeting agreed it needs to be done.
- Mary Buchanan pointed out that the board is required to enforce restrictive covenants. It was observed that there is a portion to do so in the Articles of Covenant, and that the Board should get on the case of the various eyesores on Still Meadow, Cotton Farm and Farm House.
- The Board needs to consult with our lawyers and initiate legal action where possible (even if it is only to impose fines—which won't be paid, and then we can put liens on the houses.)

Adjournment

A motion was made, seconded and passed to adjourn the meeting at approximately 9:45pm.

MINUTES OF THE HFCA ANNUAL MEETING
25 OCTOBER 2000
Oak View School
Fairfax, Virginia

The HFCA Annual Meeting was called to order 7:45 pm by the president, Bob Cosgriff.

Bob introduced Sharon Bulova our District representative to the Fairfax Board of Supervisors. Ms. Bulova said it was the best introduction she had ever received. She provided an update on the Cemetery issue, the Roberts Parkway overpass and the task force for widening Route 236 at Prosperity. The web page to track what's going on is www.co.fairfax.va.us/ldsnet.

Next, Ms. Lynn Gantz from Cox Communications provided an update on the new fiber optic system that Cox is installing. Hickory Farms is in the area to be upgraded first.

At 8:40 pm Bob Cosgriff gave the president's annual report. This was followed by a report from the vice president, Pam Barrett.

A quorum (50) not being present, the official meeting could not be held. Only 17 members were in attendance. Since there were only four proxies recorded, a reconvened meeting (quorum of 25) could not be held.

For the members in attendance, the budget for 2001 was presented. There were no issues from the floor. A "motion" was made by Larry Rogers to accept the budget. A second was provided from the floor. The budget received a unanimous "vote".

Citing Article IV, Section 3, the Board will vote to elect Kathy Gillette and Rita Mullin to the 2001 Board at the November Board of Directors meeting.

The meeting adjourned at 9:24 pm.

Attendance:

Board Members (6 of 7)

Homeowners (11 of 191; 5.7%)

Proxies:

Herchert (3)

Bizer (1)

President's Report—Annual Meeting
30 October, 2001

1. Maintain the physical attractiveness of the neighborhood: We have placed emphasis on this goal in every newsletter, both in the President's Corner and in the ACC article. We did a walk-around of the neighborhood on 24 June to take a snapshot of appearance and compliance. We sent letters to about 25 homeowners, or just over 10% of the residents, who had more than one minor discrepancy or one major infraction. I am happy to report that many residents took steps to correct discrepancies and therefore contribute to meeting this goal. There are still a few folks who have not responded; we may; have to hold hearings and in extreme cases, invoke our right to fine people for non-compliance.

In addition to notifying homeowners in cases of discrepancies, we also wanted to point out "homes of distinction" where certain neighbors have done an exemplary job of maintenance and beautification. The purpose of this is to recognize hard work by some and to encourage others to put in more effort on their properties. We like to point out successes as a positive step, rather than to focus on citing people who fail to live up to their homeowner responsibilities.

With home prices moving steadily upwards (we have had several houses go for 300K+ already this year), it is imperative that all of us do everything we can to keep our neighborhood looking its best.

2. Protect, preserve and where appropriate, enhance the common grounds: We held two productive clean-ups this year. We added some services to our grounds maintenance contract and anticipate additional services next year. We have a couple projects lined up for next year as well, things we didn't get a chance to do this year:

- investigating ways to eliminate the standing water problem in the lower common ground near the black path behind 10007 Cotton Farm Road. We may need to install a type of French drain there to let the water percolate down.
- We may also get the County Arborist to come to Hickory Farms to give us an overall assessment on our trees and ways to eliminate some of the invasive plants (including poison ivy) that are choking out more desirable trees.

3. Increasing the participation of residents in community events. Welcome Wagon kept busy meeting with several new neighbors. This is where we try to create initial interest in our activities. We did pick up a few new members for neighborhood watch, but still only about 25% of the neighborhood households take part in this important activity. We had a nice turnout for the cleanup and the Spring Fling the following week. The Fall Cleanup drew fewer people than we had hoped for, but some residents took the opportunity to work in their own yards that day. We had about 40 people at the Fall Block Party. It was a perfect day and we had hoped for more turnout. But those who attended had a nice time. We held a Community Yard Sale in September (Pete Scala is the organizer). We

may hold one in the Spring in 2002. We'd like to thank everyone who paid the 2001 dues on time; we have almost no "collection" problems this year. Many neighbors took part in the candlelight vigil after September 11th. Some young people (Madeline and Eleanor Breeland and Lauren Cruz) received a certificate for raising money at our entrance for the disaster fund.

On the down side, we had a hard time getting people to serve on the Board to replace those who have done their stint (many of this year's members have served for two years in a row, and had served in previous years). We ran an article in the October newsletter about Board responsibilities in an effort to get people to volunteer.

4. Continue our strong working relationship with Supervisor Bulova. This year, we had two main issues that the Supervisor helped with:

- Storm water runoff flooding problem on Wheatfield Court. We had a number of meetings both on-site and off-site, and wrote a letter to support budgeting for this project. Our work paid off with BOS approval of the project, which should start in the next month or two.
- Three-way stop at Cotton Farm/Still Meadow. This has been approved and we are awaiting installation.

We attended Braddock District Council Meetings. I am a committee head for this year, which gives us a bit more visibility with this body. Pam was appointed Chair of the Disabilities Services Board, another plus for HF. I attended the dedication of the Supervisor's new offices on 10/24. They are located adjacent to the Kings Park Library at the corner of Burke Lake Road and Rolling Road, one block south of Braddock. These offices are much more centrally located and easier to find than the old offices at Chapel Square on Holborn Road in Annandale.

We had no pressing issues with the School Board representative this year. We support the Bond Issue that will provide funding for W.T. Woodson renovations.

5. Maintaining the peace and safety of the neighborhood through Neighborhood Watch and cooperation with the FCPD: we have had a few minor incidents of vandalism (mailboxes, egging, TP-ing, etc., plus one abandoned stolen car), which most of which occurred right before Halloween, but by-and-large, Hickory Farms continues to be a tranquil and safe place to live. We notified people of crime trends in our area to make neighbors more alert. We have a good rapport with the FCPD, and will request more police presence here. More people on Neighborhood Watch would also enable us to improve security.

6. Ensuring that the Board is open, responsive and consistent in carrying out its legal requirements: In addition to tried-and-true methods of communication like the newsletter and just walking around and talking to people, we also have another way to pass the word with our website, which can be found at "communitypath.com." You will have to log in

with a password of your choosing. The site is secure and your name/e-mail, etc. doesn't go to third parties

Bob Cosgriff

Thank Everyone on Bd
4

People who attended —

Heptite

**MINUTES OF THE HICKORY FARMS COMMUNITY ASSOCIATION
ANNUAL MEETING, 30 OCTOBER, 2002
7:30 p.m.**

The business meeting was preceded by a presentation by Braddock District Supervisor Sharon Bulova, who discussed the following topics:

- The 2002 Fairfax County Environmental Excellence Award, won by Hickory Farms Community Association in the "Organization" category. Ms. Bulova commended the neighborhood for this achievement.
- The forthcoming groundbreaking for a 60-bed assisted living facility at Little River Glen (corner of Olley Lane and Little River Turnpike) on 19 November.
- The Community Challenges Task Force, which studied the issues of numbers of people residing in homes, and on-street parking problems occasioned by too many private vehicles, and also commercial vehicles in residential neighborhoods. The Board of Supervisors will pursue initiatives at the local and state levels to address some of the recommendations of this citizen task force.
- The upcoming ½-cent sales tax referendum. Sharon spoke in favor of approving this increase and provided background on the problems with funding that led to the referendum. She also spoke in favor of approving state and Fairfax County bond issues in the November 5 General Election.
- West Nile Virus and what the County has done/will do to combat this problem. She provided a handout to the attendees on West Nile Virus.

Next, Delegate Chap Peterson addressed the attendees. He also spoke in favor of approving the state bond issues and the sales tax referendum, and provided a perspective from the state level on this issue. He answered a few questions from the audience.

Before she left, President Cosgriff, with the concurrence of the Board members and residents present, presented the Environmental Excellence plaque on a "non-temporary" basis to Sharon Bulova, for display in the District office for all to see.

Upon a determination that there was a quorum, constituting those present and proxies received, the meeting was called to order by President Robert Cosgriff at 8:40 p.m. The site of the meeting was Braddock Hall, in the offices of the Braddock District supervisor, 9900 Burke Lake Road, Fairfax, VA.

President Cosgriff noted that the minutes of the 2001 Annual Meeting were not available for review and approval, and asked for a motion to permit the Board of Directors to approve them at their next regular meeting. The motion was made, seconded and approved to this effect.

The various Board officers and committee chairs presented their reports. (Note: due to personal commitments, three Board members were unable to attend: Rita Mullin, Ken Danger, Robert Cooke.)

Vice President and Welcome Wagon Coordinator Ginny Herchert reported that she and President Cosgriff had visited 21 new neighbors in 2001-2002, to date. Four were returning homeowners who had been renting to others. During the visits, she provides numerous handouts and discusses the operation of the HFCA. She reported that five houses were currently on the market and as soon as they were sold, she would arrange visits to the new owners.

President Cosgriff reported for the absent Secretary, Rita Mullin. In addition to taking the minutes and putting out the newsletter, Rita is coordinating the publication of the updated HFCA phone book. Her hope was to have it out by this meeting, but it will take a little longer, so the new target date is by the end of 2003. President Cosgriff noted that Rita will step down after two years as Secretary, and that she had done a great job.

Treasurer Lorna Cooke gave a brief overview of her duties (pay bills, collect annual dues, distribute VPOAA packages to new buyers). She reported that in 2002, all but one resident paid their dues on time. A lien was placed against the delinquent. She reported that she had distributed 12 VPOAA packages. She reported on the budget. In 2002, we realized a bit more income than anticipated due to: 1) payment of a lien in the amount of \$370; 2) double payment of some dues at closing on sales (overpayments will be returned to owners as appropriate); and 3) more VPOAA packages (for which we collect \$50 each) were provided. Expenditures for 2002 were fairly close to the budgeted figures, over all. Exact figures were provided in the budget handout provided to all attendees. The 2003 budget will be slightly more than 2002. A question was raised on the expenditures on grounds (why was it lower than budgeted). The answer was that there are still additional billings to be paid, which will bring it up to close to the budgeted amount. A question was raised whether there were any special projects planned for 2003 that would require larger outlays. The answer was that there were no special projects of this sort anticipated (or else they would have been reflected in the budget). A question was raised as to the balance sheet. The answer was that the budget showed what had been allocated and actually spent in 2002 and made projections for 2003. The balance sheet was not provided because our books have not been closed and audited, which is a better time to do the balance sheet. A motion was then requested, made, seconded and approved by vote of those present and President Cosgriff casting the proxies in favor of adopting the 2003 budget as presented.

Grounds Chair Richard Dudley reported on the grounds clean-ups and made a request for ideas and volunteers to accomplish additional projects in 2003 (e.g., clearing out some of the tree islands in the upper and lower common grounds, clearing invasive plants, etc.)

A question arose as to the status of the storm water retention project along the black path behind Amrogi's house (Wheatfield Court). President Cosgriff provided background on this. Basically, the hold-up is with the developer (Artery Corporation), who hasn't signed

off on the necessary easement. Artery is also embroiled in a legal dispute with the City of Fairfax regarding the site plan. President Cosgriff reported that the City Manager was going to call the developer and threaten a condemnation of a vacated street right-of-way that lies in the site. Until the City and developer resolve this problem, the project (which is funded and designed) cannot go forward.

The ACC report was made by President Cosgriff. Basically, there were about 25 projects approved by the committee. There were no controversial issues.

President Cosgriff then made his report, using the "report card" on the 2002 goals as contained in the mission statement (see attached). A brief summary:

- **Maintain attractiveness of neighborhood:** largely through efforts of ACC, Grounds and of course residents, the neighborhood looks good. The HFCA will continue to work on those few residents who fall below standards of the Covenants. Housing values have continued to rise, and several new residents reported that the appearance and "look and feel" of the neighborhood is what made them choose to live here in Hickory Farms.
- **Maintain, preserve and improve the common grounds:** The 2002 Environmental Excellence Award testifies to how well we have done this. A resident made the request that a copy of the award be provided to neighbors as a selling point when someone is moving out. President Cosgriff said he would do this in a future newsletter.
- **Increase participation in the HFCA:** President Cosgriff noted the efforts of Ginny Herchert in preaching this at the Welcome Wagon visits. Also, he cited the picnics (Brand Niemann and his wife) and clean-ups (Richard Dudley and the volunteers). He talked about Neighborhood Watch, and asked for people to consider joining, and at very least, keeping their eyes open for suspicious activity. He cited the work of Ken Danger as Coordinator. He mentioned a meeting he attended on the subject of Neighborhood Watches and Homeland Security and indicated that there may be more forthcoming on this. He mentioned the good work of Pete Scala in coordinating the annual yard sale in September. He mentioned the upcoming revision of the phone book. He cited our close relation with Sharon Bulova's office through Pam Barrett (Chair of Disabilities Services Board) and his own role as Braddock District Council Vice-Chair and Sharon's appointee to the Laurel Hill Adaptive Re-use Plan Citizens' Advisory Committee. This gives us some clout when we have issues in our neighborhood.
- **Operate the Board openly and in accordance with law:** He cited our monthly newsletter and our increased e-mail list.

President Cosgriff also acknowledged that Bob and Lee Sottile were the 2002 Braddock District Council Citizen of the Year recipients.

Pam Barrett stated that she attended the Environmental Excellence Award presentation with President Cosgriff, and that it was very impressive. She stated that it was a


community award, but that a lot of the credit belonged to President Cosgriff for his efforts in preserving the area.

Following the report, President Cosgriff introduced the slate of officers for 2003. In addition to himself, for a final term, two other members will return (Ginny Herchert and Richard Dudley). Two people with previous Board service will be on the Board: Greg and Kathy Gillette (Neighborhood Watch). Two new residents with no previous HFCA Board experience will join: Missy Jackson (Treasurer) and Rob Mikula (at-large, and ACC member). We do not have a Secretary candidate or ACC Chair at this time. However, we will have seven Board members. A motion was made and seconded to elect the slate of candidates as presented. The motion carried by votes of those present and proxies cast by President Cosgriff. The Board will begin turnover in positions where this is necessary, and will continue to look for people to fill the two vacant slots.

New Business:

Resident Kirk Randall discussed his proposal to solicit bids from concrete contractors to replace deteriorating driveways at a savings to residents. He will put an article into the newsletter to solicit recommendations from people on good and bad contractors, and to assess the level of potential participation. He will then contact various good contractors and try to work out a deal. He noted that HFCA would not be involved in the selection or endorsement of the contractors. Each homeowner would sign an individual contract and the business dealings would be between owner and contractor. He estimated the start date as next March (2003). Bob Sottile discussed the use of a new material (Durastone) as a possible alternative to concrete. This might involve some ACC deliberation, as the appearance is different from standard concrete.

There being no further business, a motion was made, seconded and approved to adjourn the meeting and the meeting was declared adjourned at 9:40 p.m.

Submitted

Richard Dudley
Acting Secretary

Minutes of The Hickory Farms Community Association Annual Meeting, 29 October, 2003, 7:30 P.M.

The business meeting was preceded by speeches by Chap Peterson and Jack Rust, both candidates for election as delegate for Hickory Farms' area. Both of the candidates encouraged all present to go out and vote on Election Day. Mr. Peterson and Mr. Rust each spoke for a few minutes before going to Woodson for a scheduled debate.

The business meeting was also preceded by a presentation by Braddock District Supervisor Sharon Bulova, who discussed the following topics:

* Hurricane Isabel – There was discussion about what issues came up during the recent hurricane. There was discussion of electrical outages, possible water contamination due to lack of electricity at the water cleaning stations, and follow-ups of debris pickup after it was over. Ms. Bulova handed out a guide to emergency preparedness for those present. Emergency preparedness has improved since previous Y2K concerns and September 11. As far as electricity, Dominion Virginia Power, our electric company, has been looking into the possibility of tapping into a national power grid that will provide backup power. There was also discussion of the possibility of connecting the county water supply facility with the county incinerator for a backup power supply.

* Transportation and Land Use - There has recently been County dialog on transportation and land use. Ms. Bulova convened a task force after the sales tax did not pass for transportation last year. The task force summary indicated that most citizens would vote to pass a tax increase for education and transportation now that the negative affects of the bill not passing can be seen. Citizens can see the complete report of the task force at the Braddock District web page, <http://www.co.fairfax.va.us/gov/bos/bd/homepage.htm>

* Gang Activity - The next Braddock District dialog will take place in December along with Tessie Wilson, our school district board member. It will be at Annandale High School and will involve discussion of gang activity in that area. Task force meetings will start in February and go through June. Discussion will center on gang activity, but will also entail other related subjects such as traffic safety and renewal of the area surrounding Annandale High School.

* Assisted Living Facility – The area adjacent to Little River Glen has been cited as a possible site for an assisted living facility. The demographics in our area are aging, and there is now more need for assisted care. The groundbreaking for an assisted care facility took place about a year ago, but financial difficulties have put it on hold. A town meeting for seniors will be held on February 18 at 2pm at Little River Glen to discuss this issue.

* Roberts Road Corridor – Sharon Bulova has tried to get safety enhancements for the Robert Road corridor, which is a state road, into the six-year plan. Difficult financial times in the county have resulted in the Roberts Road corridor problems being taken off the six-year plan. Signs have been placed warning drivers of the intersection at Still

Meadow and Roberts Road. Ms. Bulova will continue to work with Hickory Farms in regards to this intersection that is a concern to all of us. Cost estimates as to actual design and construction would have to be done if the area was put on the six-year plan. Traffic calming techniques, such as speed bumps, can be done within neighborhoods but is not allowed on arterial roads, so that is not an alternative. Ms. Bulova suggested that George Mason University should be approached to see they would be a possible advocate and contribute to a safety enhancement project. George Mason University is supportive of a trail project for Roberts Road, but would be unable to bring money to the table for a project such as this.

* Woodson High School Renovation - The potential renovation of Woodson High School is at the top of priority list for Tessie Wilson, our School Board member, and Sharon Bulova. The difficulty lies in moving the renovation ahead of other projects, which is all dependent on the overall money raised by the ballot. The renovation is on the ballot for this year. A Yes vote would allow the renovation of Woodson to actually get started.

Since a quorum of 41 was not present at the 2003 annual meeting, the regular meeting of the Hickory Farms Community Association was adjourned, and a new meeting was convened at 8:05pm.

Bob Sottile made a motion to accept the 2002 annual meeting minutes as presented. The motion was seconded and approved by those present.

Bob Cosgriff, President of the Hickory Farms Community Association, introduced the members of the 2003 Board to those present.

The Vice President, Ginny Herchert, coordinated both picnics that were held this past year. As vice president, Ginny assisted the president in various areas. Ginny's other function this past year has been as Coordinator of the Welcome Wagon. In this role, Ginny contacts new neighbors and welcomes them to the neighborhood. She gives information on Northern Virginia, Fairfax County, and Hickory Farms as a community. Over the past year there have been eleven changes in households. Two homes have new renters, and nine homes have sold this year. Ginny's Welcome Wagon role is much appreciated by new neighbors. She has been in this role for three years. Carole Rogers will assume the role of Coordinator of Welcome Wagon next year.

The Grounds chair, Rich Dudley, oversees the grounds maintenance contractor, Services for Seniors (2-year contract). He also arranges for two cleanups in Hickory Farms each year. Hickory Farms survived Hurricane Isabel with little damage. Several limbs were down, and a tree in the woods blocked a small path. The volume of trash pickup as a result of Isabel has diminished at this time. Entrances to the neighborhood are looking better than ever, with new mulch, mums, and pansies added. There were 15 people at the Spring Cleanup, and ten people were present for the Fall Cleanup. During the cleanups, the group removed downed limbs from the Hurricane and a tree, cut down two dead trees in the upper common area, and cut down some trees behind 10011 Cotton Farm in the

lower common area. (Hardwoods left behind 10011 Cotton Farm will be cut into reasonable lengths for neighbors to use.)

Bob Bentley was the Treasurer for 2003, and Bob has agreed to take on this task again in the next year and then retire. Some of the duties of the Treasurer are: Collect dues in Jan-Mar, pay bills (5 or 6 checks a month), collect mail, and arrange for VPOA packets. Last year only one homeowner did not pay dues, and a lien was put on their home. Last year two liens were cleared. Bob presented the budget for the year. HFCA is limited in how much can be spent by what is taken in (mostly dues). There was a question from the homeowners present as to when a VPOA packet is required and where it can be obtained. The treasurer disseminates the VPOA packets, and the packet is necessary for each new homeowner. A motion was made to approve the 2004 budget. The motion was seconded, and the budget was subsequently approved.

Greg Gillette, Neighborhood Watch (NW) Chairperson, discussed the responsibilities of that office. The NW Chair is responsible for scheduling the Watch twice a year (January-June and July-December), keeping the NW kit up-to-date, keeping abreast of any neighborhood safety issues, and keeping in close touch with the West Springfield District crime prevention officer. There was some discussion about whether HFCA should continue cell phone coverage with the rather older model which the Association owns. It was decided that the cell phone coverage will cease, and members of NW will use their own cell phones while on duty. Greg asked for new volunteers for next year's NW. He also asked that all neighbors observe and report suspicious behavior to police. Doing NW is a good way to meet neighbors and get to know the neighborhood. NW members are reminded that 703-691-2131 is the non-emergency number for police, and any issues should be reported to that number unless it is an emergency. It was noted that only 25% of the residents of Hickory Farms are involved in Neighborhood Watch.

Bob Sottile, the Chair of the Architectural Control Committee (ACC), reported that there have been a lot of big improvements to the neighborhood over the past year. Additions, new siding, windows, repaving and other large jobs have been performed by many homeowners. The ACC committee meets electronically by email on most issues. Over the past year, there were no rejections for any applications. Anything that is a change in appearance needs to have approval by ACC. The primary goal of the ACC is to keep up property values and keep the neighborhood looking good. New homeowners are mostly looking for two things: appearance of neighborhood and schools. There was a round of applause for Bob's work over the past few years.

Pete Scala has coordinated the neighborhood yard sale over the past few years. Bob Cosgriff expressed his appreciation for Pete's efforts in this area.

Bob Cosgriff discussed the Roberts Road issue. He has sent a message to Chap Peterson, our delegate, letting him know of the importance of taking care of this dangerous intersection (Still Meadow and Roberts). Sharon Bulova has agreed to put emphasis on this and to try to get it on VDOT's 6-year plan. This issue has been at the forefront for

Hickory Farms for over 23 years. It is hoped that the issue will be pushed through next year, but it will not happen overnight because of budget problems.

The following people have agreed to be on the Board or in some capacity assisting with Hickory Farms for the year 2003:

Marc Fogelman, Neighborhood Watch

Angel Meza, Grounds

Bob Bentley, Treasurer

Rob Mikula

Jamie Guterriez

Jeff Altman, Member At Large

Dave Dempster, committee member of Architectural Control

Jennifer Maloney, Newsletter Editor

A motion was made to accept the slate of members as presented. The motion was seconded; there was no further discussion, and the motion was approved.

Bob Sottile asked those present to recognize Bob Cosgriff's contributions to the Hickory Farms Neighborhood Association. Bob has served as President for four years. In the past he has also served as Vice President and other Board duties. Bob will be serving on the Braddock District Council next year. Bob Sottile noted that during Bob Cosgriff's tenure there have been no controversial issues at the annual meetings. The association was run so well by Bob that any controversial issues were kept to a minimum. His contributions were exemplary, and the neighborhood should be grateful for his volunteerism.

The meeting was adjourned at 9:10pm.

Respectfully submitted,

Kathleen H. Gillette

Annual Meeting Report—2003

Well, it's that time of the year again, when we provide you with the Board's "report card," measuring our progress toward the goals that were spelled out in our Mission and Vision Statement—2003.

1. Maintain the physical attractiveness of the neighborhood: We have placed emphasis on this goal in every newsletter. Earlier this summer, the ACC did a walk-around visual inspection. By and large, the neighborhood looks very good. There are several homes that show outstanding 'pride of ownership' (see list elsewhere in the Newsletter). Many owners have made attractive and value-enhancing improvements to their properties. Many others have put in attractive landscaping. The ACC, under Bob Sottile's leadership, has ensured that all additions comply with the restrictive covenants and are in harmony with the overall neighborhood.

On the other side of the ledger, there are still a few homes that fall below neighborhood standards of appearance. These people will get written reminders about the requirement to maintain their property in a neat and attractive way. The very rapid sale of homes in Hickory Farms at steadily increasing sales prices validates our insistence on creating an attractive residential community. Feedback from new residents continues to confirm that overall neighborhood appearance and 'feel' are key elements in their decision to buy here. It's not too much to ask to have all neighbors, not just 95% of them, to do their part.

The property at 10021 Cotton Farm is being renovated for sale. The new owner is doing the work himself. We have spoken to him about the condition of the lawn. He has indicated that he will take care of it.

2. Protect, preserve and where appropriate, enhance the common grounds: As you know, last year HFCA won the 2002 Fairfax County Environmental Excellence Award in recognition of our stewardship of our beautiful common grounds. This year, we extended the bluebird trail into the upper common grounds by installing two nest boxes. This was, however, not a good year for bluebirds. My theory is that the cold, snowy winter and wet spring took its toll, because we didn't get any nesting bluebirds, nor do I see very many elsewhere on my birding outings. However, we did get chickadees and house wrens, proving once again that Hickory Farms is a great place to live for birds, as well as people.

Our grounds maintenance contractor continues to do a very good job with the mowing and maintenance of the entrances ways and right-of-way along both Burke Station Road and Roberts Road. He is planting and caring for seasonal flowers by our signs. Second-term Grounds Chair Richard Dudley organized both the successful Spring and Fall Clean-ups. Thanks to everyone who turned out to help. Thanks go to the residents of Hickory Grove for periodically picking up litter along our Roberts Road frontage.

We are going to cut down a few trees in the lower common ground that threaten to cause property damage should they go over in a storm. There are a few other dead trees in the upper common grounds that don't threaten property, but should probably come down as well. This will be a project for the next Board.

3. Increasing the participation of residents in community events. The Neighborhood Watch, under Greg Gillette, continues to perform its valuable function for all of us. Board Vice-President and Welcome Wagon representative Ginny Herchert has met with several new neighbors and created interest in our activities. We had a nice turnout for the both the Spring Clean-up and the much-postponed Spring Fling. We held another Community Yard Sale this coming September (Pete Scala is the organizer); this drew the second-biggest crowd ever. It would be great if more folks would take part. And of course, we had a good Fall Clean-up and Oktoberfest community party. It was good to see some of our newest neighbors come out for the picnic.

We'd like to thank everyone who paid the 2002 dues on time; we have almost no "collection" problems this year. A tip of the hat to Treasurer Bob Bentley for so capably running the financial duties, such as collecting the dues, paying vendors and getting VPOAA packages into the hands of neighbors who are selling their homes

Of course, the Board is the main way you can serve your neighborhood. We were fortunate to get a few folks to volunteer to spend their valuable time serving on the Board or on the important functions of Newsletter editor, Welcome Wagon Coordinator and the ACC.

Late last year, we put out an updated Hickory Farms phone book. We've had about 15 new families move in since then. We'll try to get out an addendum page to keep the phone book current.

4. Continue our strong working relationship with Supervisor Bulova. Supervisor Bulova's office has continued to be supportive of Hickory Farms. Former Board President and Vice-President Pam Barrett continues to serve as the Chair of the County's Disabilities Service Board, an appointive position. I am Sharon's representative on the Laurel Hills Citizens' Task Force and will be the Chair of the Braddock District Council for 2003-2004, so both Pam and I will have frequent access to Sharon and her staff.

Although Hickory Farms did not have the Braddock District Citizen of the Year this year (last year, our very own Bob and Lee Sottile won the winners), former Hickory Farms residents Bill and Marla Mundy (now in George Mason Forest) were recipients of the first-ever "Best of Braddock" for their role in founding and running the "Youth Challenged" division of FPYC. This organization provides athletic opportunities to physically and mentally challenged young people. So in a way, Hickory Farms has done it again!! As we claim in our Vision Statement, the people who live here are our biggest asset.

I have addressed the Roberts Road safety issue to both Delegate Chap Peterson and Supervisor Bulova. They are now in the process of reviewing the history of planning for this road. The initiative for a project starts with the County and goes to the state, so I'm hoping that Supervisor Bulova will be successful in working with our delegate to get some action going on Roberts Road. While our biggest concern is the entrance at Still Meadow, my input to Sharon covered the whole dangerous road from Braddock to the city line.

5. Maintaining the peace and safety of the neighborhood through Neighborhood Watch and cooperation with the FCPD: By-and-large, Hickory Farms continues to be a tranquil and safe place to live. Our thanks to Watch Coordinator Greg Gillette and all the members of the Neighborhood Watch for their efforts in making this happen. Greg maintains contact with our Fairfax County Police Department representative to keep abreast of crime trends in the County.

Remember: you don't have to be on the neighborhood watch to watch the neighborhood. If you see something or someone suspicious, don't hesitate in calling the police to check it out. I did this twice this year during the day. The response in both cases was rapid and professional.

6. Ensuring that the Board is open, responsive and consistent in carrying out its legal requirements: You are the judge of this. If you have any concerns, or have not received a prompt answer to a question, let me know. As you can tell by this and other newsletters, each Board Member is working hard to take care of the business of the community in a 'user-friendly' way. The biggest and best way we have to keep everyone informed is this newsletter. Newsletter editor Harry "H.L. Mencken" Herchert has done a great job in getting this put together and out on time each month. Maybe with all the editorial hullabaloo at the *New York Times*, Harry might get a shot at the big time! Jennifer Maloney will take over duties next year.

So that's the status at this point in the year.

Bob Cosgriff

President's Report for January 2003 Meeting

1. Stormwater Project (Wheatfield Court) and related City of Fairfax development:

The latest word, which came before the holidays, was that the City Council adopted a resolution to proceed with condemnation. I don't have any information on how long this legal step will take. Once the City is in possession of the property, construction can begin. It is likely that this will be in the springtime, since this isn't the best time of year to be digging things up.

2. This Year's Board: We have a Secretary (Kathy Gillette) and a newsletter editor (Harry Herchert). Bob Sottile has agreed to head the ACC, and Board member Rob Mikula is on it, along with George Rosenkranz and perhaps the previous members as well. If we need more members, I think Catherine Haley on Cotton Farm would be on it, based on our conversations. Rob and Missy Jackson are 'at large' members of the Board. We still need a Treasurer, so we will have to discuss this issue at the meeting. I have all the Treasurer's records and check book at my house. I will have to get a new signature card from the bank once we sort this out. In the meantime, Ginny and myself (as well as Lorna and Rita, until we make the change) can sign checks. I will make the mailbox runs until we get an official Treasurer.

3. ACC issue: I spoke with Mrs. Sanderhoff (10010 Cotton Farm Road) about the blue Chevy Nova that has been parked there for over a year. It now has a flat tire. She was very desirous of getting it moved, but it is her son's who doesn't live there. I said HFCA wanted it moved too, so we agreed that he had a week to do it (i.e., by 31 December), at which time I would report it to the police as an inoperative vehicle illegally parked on the street. Apparently, this did the trick, as the car is now gone (although the grass and dirt buildup remains).

3. Phone Book Update. Rita has the phone books and will distribute them to the 2003 Board for handing out either Saturday, 4 January 2003 or Sunday, 5 January. She was able to get two advertisers (Arlene Da Cruz (Wiechert Realtors and HF resident, and Debby Dogrul (Long & Foster). They paid \$125 each. The bill was \$280, plus or minus. I made an executive decision to go with the two instead of trying to get a third advertiser and hold this up. So the Board will have to approve the difference of about \$30.00 at the meeting.

4 Laurel Hill (Lorton Prison) site: The tour of the site and the second meeting in December were productive. We will meet again on 21 January and work on criteria for rating proposals for adaptive reuse. There is a volunteer cleanup in March at the old historic gardens at the Laurel Hill estate site.

5. Braddock District Council: The January meeting will be after our meeting, so I don't really have any updates from this, except that Sharon is convening some Town Hall meetings on the issue of transportation, following the defeat at the polls of the sales tax referendum. I think I will be working on this issue with Sharon's office, so if anyone has any ideas, please let me know so that I can pass them on. Likewise, if you have anything to pass on to Chap Peterson, our delegate in Richmond, you can let me know, or send him an e-mail yourself.

Submitted,

Bob Cosgriff
President