

Hickory Farms Community Association

Fairfax Virginia

Board of Directors Meeting Minutes

1983 - 2003

**These minutes were scanned May 2020 by
Board of Directors Member Kirk F Randall**

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The documents are not in chronological order

- The president, Bob Cosgriff, called the meeting to order at 7:15 pm in Carlos O'Kelly's restaurant. Also present: Pam Barrett, Chuck Bethany, Bob and Lee Sottile, Nancy Rosenkranz, and Harry Herchert.
- The November minutes were approved with the following change:
Grounds (3rd sentence): Chuck's neighbor had also complained to Chuck about people dumping leaves in their yard thinking it was HFCA common ground.

Discussion:

President: Bob stated that the next meeting would be 09 January 2001. The actual day might be moved to accommodate Pam Barrett's schedule. Also, the due date for input to the Newsletter would be the week after the January meeting.

Vice president: Pam said that a study of trash collection charges for all of the homeowner associations in the Braddock District revealed a high variance. The Jeffrey Trash Service has the lowest rates. At the January District meeting, the numbers will be analyzed with a goal of establishing uniform rates for the area. An option will be to get the County to do the collection.

Treasurer: Chuck is ready to purchase the second certificate of deposit.

Welcome Wagon: Nancy followed up on the Bernott property by talking to some of the neighbors. Bob Cosgriff had talked to the lawyer involved. Bottom line the neighborhood needs to keep an eye on the property until there is a new owner.

ACC: With regard to the Fletcher/Guerrero property, a contractor has begun to the needed repairs and improvements. Mr. Guerrero must request another ACC review to get approval for a new color scheme. This is a new issue and Bob Sottile has sent a letter concerning the need for a new review. Mr. Guerrero has threatened to take HFCA to court in lieu of paying all of the fees that he owes. Mr. Guerrero made a counter offer to pay for three years of dues and late fees but not pay for interest and legal fees.

Motion: Harry Herchert motioned to reject Mr. Guerrero's offer. The motion was seconded and passed unanimously.

Action: Bob Cosgriff will draft the letter to Mr. Guerrero, advise him of the Board's decision and direct that further communications about his lien should be addressed to the HFCA lawyer. Bob will send a draft to the Board members for review.

As the last official act of the last Board meeting of 2000, Bob Cosgriff officially introduced Rita Mullin and Kathy Gillette to the Board.

The meeting adjourned at 7:50 pm.

MINUTES OF July 12, 2001, HICKORY FARMS BOARD MEETING

ATTENDEES: Bob Cosgriff, Pam Barrett, Chuck Bethany, Kathy Gillette, Ginny Herchert, Rita Mullin

The meeting was called to order at 7:45 at the home of Kathy Gillette.

The minutes were approved as amended.

REPORTS BY BOARD MEMBERS:

PRESIDENT (Bob Cosgriff):

- No change in stop sign status. The downed street sign at Still Meadow and Farm House Lane has been replaced.
- Flooding: Bob reported on a meeting with Florence Naeve of Sharon Bulova's office, the Ambrogis at the county engineer's office. The solution to the problem has proven to be more complicated and more difficult than originally anticipated but the process continues. A second meeting took place yesterday on site that Bob had been unable to attend. He will follow up and keep the Board apprised.

VICE PRESIDENT (Pam Barrett)

- Pam reported on a Braddock District Town Meeting on creating a park that is accessible to the handicapped, the first of its kind in the county.

SECRETARY (Rita Mullin)

- Reported that Ginny Herchert had assembled a list of households that had changed hands since the last neighborhood directory. The number totals about 10% of neighborhood. The Board decided to create an addendum to the current directory rather than a new directory in 2001.
- Newsletter materials due to Secretary before the weekend of July 21-22.

TREASURER (Chuck Bethany)

- Supplied information on the neighborhood to a prospective buyer for 4318 Farm House Lane., VPOA packet supplied for 4377 Farm House Lane.
- Discussed the status of liens on two homes for which dues had not been paid. In one case the lien had been authorized but not filed before the owner replied. The cost is \$105 plus \$100 legal fees without the lien being filed.
- Burke Station Wood: Chuck wrote a letter to the county inspector about standing water on the property and other problems. The Board discussed investigating whether we had any leverage to get the developer to plant trees to block the view into the subdivision's water retention pond. A motion passed to request Sharon Bulova's office to see if it can, through a proffer, get trees planted along the Bethany property *and in common ground behind BSW.*

ACC (reported by Bob Cosgriff)

- Letters have been sent to homeowners regarding violations of covenants concerning antennas. The letters give 30 days to bring the properties into compliance.

- Letters to homeowners following the walk-around are to go out shortly.
- The ACC will continue to nominate Homes of Distinction in future newsletters to recognize the many homes that are exceptionally well maintained.

NEIGHBORHOOD WATCH (Kathy Gillette)

- Kathy announced that on July 20 and 21 the police will be doing a demonstration at Springfield Mall showing how quickly a car can be dismantled. It will be covered by Fox 5.
- National Night Out is August 7. Kathy will remind neighbors in the July newsletter to keep their porch lights on that night.
- Watch had lost several teams and is looking for new teams. No other watch problems.

WELCOME WAGON (Ginny Herchert)

- Four new families in the neighborhood. Two of them have been visited, two others being scheduled.

GROUNDS (Reported by Bob Cosgriff)

- Grounds crew is doing a good job keeping up the common areas.

OTHER BUSINESS

- Nominations for the 2002 Board will be needed by the annual meeting in October. The group discussed possible members to approach.
- Annual Meeting dates were discussed: October 23, 24, or 25 were suggested. Bob Cosgriff will check on the availability of Woodson on those dates.
- People are parking too close to the stop sign on Still Meadow when attending the Extended Learning Institute at George Mason. The group agreed to monitor the parking situation for a few weeks before determining whether to discuss with the university.

Next meeting: August 9 at Pam Barrett's home.

The meeting was adjourned at 9:43.

Hickory Farms Community Association June 14, 2001 Meeting Minutes

Attendees: Bob Cosgriff, Ginny Herchert, Kathy Gillette, Chuck Bethany, Bob Sottile, Lee Sottile, Diana Galinis (for Bill Galinis), Pam Barrett, Rita Mullin

Call to order: 7:35 pm

The minutes were approved with amendments.

Board Member Reports:

President—Bob Cosgriff

- Bob distributed copies of a letter he hand carried to Supervisor Sharon Bulova's office in support of a zoning ordinance amendment.
- VDoT has approved a stop sign at the intersection of Cotton Farm Road and Still Meadow. The sign needs Board of Supervisors approval. It has Sharon Bulova's support.
- Update on drainage project behind the Ambrogis' house: Sharon Bulova's office has sent an e-mail to Fairfax City to learn the status. The project is proceeding slowly.
- Several neighbors have asked for Board advice on noise in the neighborhood, particularly from dogs. The Board agreed to include an article outlining county ordinances and to include the phone number of county zoning enforcement in the next newsletter.
- Noise from trash pickup: Bob Cosgriff spoke with AAA management about trucks coming to the neighborhood before 6 am. The practice has ceased.
- Cemetery update: Fairfax Memorial Park's plan has been amended slightly to include more conifers to shade and block the crematorium. The surrounding homeowners associations have agreed to the change. The plan has returned to the Board of Zoning Appeals for final approval.
- Bob spoke with AAA Trash customer service, requesting that they update their customer database to reflect our group discount so that HFCA members will no longer be bothered with regular rate increases in their quarterly bills.
- Among the S.E. Fairfax traffic proposals is to install a sidewalk on Burke Station Road that extends to Little River Turnpike. The Fairfax Memorial Park will complete the sidewalk to Braddock Road.
- The city has received a proposal to remove the left turn restriction from Roberts Road on to Main St. The HFCA Board agreed that Bob should voice our opposition to this plan.

Secretary—Rita Mullin

- The deadline for newsletter contributions is June 28. The newsletter will be available for distribution over the weekend of June 30.
- Rita and Ginny Herchert will compile a list of new homeowners since the last neighborhood directory was published for the next Board meeting. The Board will then decide whether to publish an addendum or a new directory in the fall.

Treasurer—Chuck Bethany

- The HFCA bank account balance is 17,898.60. Another CD matures tomorrow and will be reinvested at the current rate.
- Two homeowners have failed to pay their assessment and late fees. A letter will be sent to the HFCA attorney to take appropriate action.
- The Association now has liability insurance to cover any issues that may arise with the Web site.
- The Burke Station Woods development bond expired February 2000 but construction has not been completed. Chuck will write a letter to the county inspector about drainage issues and missing corner markers that affect Hickory Farms neighborhood property.

Grounds—Diana Galinis for Bill Galinis

- Bill has called the county about canker worms in trees in the area but has not yet reached the source that can help.
- Logs in the common area will be removed sometime in July or shortly thereafter.
- Bill will make an appointment with the county arborist about kudzu, honeysuckle and other weeds that are interfering with the healthy growth of other plants.

Architecture—Bob and Lee Sottile

- The ACC has approved several property additions and has sent letters to several homeowners whose property is breaking the covenants.
- They hope to schedule the neighborhood walk-through soon and are seeking new members to participate.
- 41 households have signed up for the Website in the first month. They asked that the Web address be added to the newsletter in the future.

Neighborhood Watch—Kathy Gillette

- The roster and schedule for the next quarter will be posted soon. The Watch has lost two more teams and is seeking news members.
- National Night Out is scheduled for August. Neighbors are encouraged to turn on their porch lights for the evening.
- Two mailboxes were knocked down on Cotton Farm Rd. recently.

Welcome Wagon—Ginny Herchert

- No new visits took place last month. She plans to visit at least three new families in the coming month.

Vice President—Pam Barrett

- The Disabilities Service Board exhibit was awarded first place at the County fair.
- The county is debating the donation of a 13.6-acre park in McLean that would be a model for accessibility to the handicapped. Many neighbors are objecting to it.
- Pam asked as many Board members as possible to attend the June 27 Fairfax District Town Meeting to press the park authority to seriously look at the issue of accessibility in Fairfax County parks.

Next meeting: July 12 at Kathy Gillette's home.

Meeting adjourned at 9:20 pm.

Minutes of March 15, 2001 Meeting of the Board of Directors of Hickory Farms Homeowners Association

The meeting was called to order at approximately at 7:30 at the home of Chuck Bethany.

Present: Bob Cosgriff, Pam Barrett, Kathy Gillette, Lee Sottile, Chuck Bethany; Bill Galinis, Rita Mullin. Absent: Ginny Herchert

The February minutes were reviewed and accepted with the following amendments:
Change "now discrepancies" to "no discrepancies."
At February meeting Chuck brought up subject of the Web site, not Bob Sottile.

Reports by Officers and Chairs:

President:

Bob Cosgriff distributed the text of a letter to Sharon Bulova requesting the installation of a stop sign at the corner of Still Meadow and Cotton Farm. Chuck Bethany pointed out a typographical error and Bob said he would correct it before mailing it to Sharon Bulova.

Bob described the Ambrogi family's water damage caused by water runoff from the Fairfax City black path (the path along the northern border of Hickory Farms). The family called the city last summer. They later called the county, which plans to correct the problem. They will install a drain pipe beneath the path and install two catch basins as part of the storm water system.

The county will modify the plan. The difficulty encountering it has to do with budget. If Sharon Bulova's office can arrange to have the project moved up in the priority list the hope is that the work can be completed to before November 2001.

Bob also told the group that "Clean Fairfax" offers free supplies for the Spring Cleanup.

Kathy Gillette mentioned the taxi cab vouchers for seniors. The group agreed that such information should be included in a coming newsletter.

Bob also mentioned that Pete Scala had had spoken with Tom Haring about the HFCA database. It needs to be made more user-friendly so that we can review it. Rita Mullin and Chuck Bethany will follow up.

Chuck Bethany brought up a recent request by a homeowner for a copy of the Homeowners packet. The group discussed whether or not to charge for such requests and if so, how much. The group voted to provide such duplicate information to homeowners for free.

Pam Barrett discussed the school budget currently under consideration. The county is falling behind surrounding jurisdictions. It is the tenth largest school district in the country.

Chuck Bethany reported that the Association has \$14,741 in its operating account and \$15,000 in CDs.

The Association has already received checks from 127 homeowners for association dues, or 64% of total. The group agreed that the following newsletter should include not only a reminder but also a separate sheet in a bright color to be distributed a few days before the deadline to increase compliance with payment.

Richard Sowa and family have moved into 4324 Farm House lane and that Mr. Bernot at 4319 Still Meadow had died. An attorney is handling the estate.

Bob Cosgriff said he would forward the attorney's name for follow-up about the association fees.

Chuck said that he has purchased a third six-month CD for \$5,000 (totaling \$15,000). He announced that Mr. Guerrero has not paid his back assessment or contacted our attorney. A lien remains on his property.

Bill Galinas reported on Grounds. He has negotiated an agreement with the same lawn service used last year for 2001. The rate will remain the same, \$1,250 per month for eight months. He will review the property with him the following weekend and may determine that additional cleanup of the property is needed for a one-time fee.

Lee Sottile reported on the Architectural Committee. A replacement deck has been approved. They have received a request from the Ambrogi family for a replacement fence.

Kathy Gillette reported that there will be a training session on March 28 for new members of the neighborhood watch.

No crime activity has been reported in our neighborhood.

New Business

The Spring Cleanup is scheduled for May 5 (from 9 to 12) and the Spring Fling for May 12 (from 1 to 5). The focus will be on the entrances and the common areas. Bill will be ordering 10 yards of mulch.

The Association will supply hot dogs, hamburgers, rolls, etc.

Plans will be further refined at the April meeting.

The group decided that a special one-page flyer should go out to all residents the week before each event as a reminder.

HICKORY FARMS COMMUNITY ASSOCIATION

Minutes of the 15 February, 2001 meeting of the Board of Directors

The meeting was held at the home of Bob and Lee Sottile (10114 Spinning Wheel Court) and was called to order approximately 7:30 p.m. by President Bob Cosgriff.

Present: Bob Cosgriff, Pam Barrett, Kathy Gillette, Bob and Lee Sottile, Chuck Bethany; absent—Bill Galinis, Rita Mullin (proxy provided to Bob Cosgriff)

Reports by Board Officers and Chairs:

President Bob Cosgriff discussed the issue of the stop sign at Cotton Farm Road and Still Meadow. He reviewed the history of the installation of signs in Hickory Farms provided by past president Pete Scala. The Board authorized Bob to write a letter requesting Supervisor Bulova's assistance in having VDOT install 3-way stop signs at this corner.

Bob reported on a meeting concerning the Fairfax Memorial Park mortuary/crematorium construction. The cemetery officials revised their landscaping plan based on input from Somerset South residents. They are proposing berms with evergreen planting on them in lieu of a brick wall with evergreens in front of it. Bob had a diagram for inspection and reported that the attendees at the cemetery meeting were in agreement that the revised plan was better (more appealing and natural). There is still no date for the start of construction.

Vice-President Pam Barrett reported that she was unable to attend the last Braddock District Council Meeting. She had called Supervisor Bulova's office, but there was no special news. There was to be a "Salute to Braddock District" night at the GMU Patriot Center during the GMU/JMU basketball game on 2/17. She also discussed the school funding issues that are in the news and suggested that we include this in the next newsletter.

The Treasurer, Chuck Bethany, passed out some legal forms. He announced that he would purchase a third CD for \$5,000 as previously authorized by the Board. There is presently \$14,021 in our account. Fifty four people have already paid the 2001 assessment. Chuck reported that the audit and taxes were done and we had no ~~no~~ = discrepancies. We owe \$66 federal and \$13 state tax. Chuck passed out new signature cards for appropriate officers to sign. Chuck will write a letter to Kinko's to update authorizations to use our account card there. He provided a VPOAA packet for 4324 Farm House which was under contract.

In the absence of the Grounds chair, President Bob Cosgriff turned in the final bill for tree work in the upper common ground that was provided by Larry Rogers, last year's Grounds chair.

Neighborhood Watch Coordinator Kathy Gillette noted one new member, Gene Corcoran, of 4318 Farm House. He is scheduled to stand a break-in watch with Bob Cosgriff on 24 February. Kathy reported that the McIntyres (Dave and Joyce) have had to withdraw from the watch bill due to medical problems. She also reported that there was going to be neighborhood watch training conducted by the West Springfield office of FCPD on 28 ~~February~~^{MARCH}, which she would attend. She encouraged others to do likewise. Finally, she said she is looking into setting up a data base on incidents so that we can store and retrieve information better. The Board provided concurrence to look into it. She will report on this at the next meeting.

~~Bob Sottile~~^{CHUCK} brought up the issue of the Web home page, hosted by a provider who does this for HOA's. It would be free, but there would be pop-up ads. The Board had discussed this last year, but had reached no decision on it. Pam Barrett moved that Bob take the necessary steps to establish our HFCA presence on the Web. Chuck Bethany ^{SOTTILE} seconded the motion, which was carried unanimously.

Chuck Bethany asked if any had an original signed copy of our By-laws and Covenants. He wanted to be sure that we were handing out the right version. Pam Barrett said she thought that she had the material, since she worked on updating this a few years ago.

The President set 22 February as the date to submit inputs for the newsletter so that it could go out by 3 March.

There being no further items for discussion, the meeting was adjourned at approximately 9:15 p.m.

Submitted,

Bob Cosgriff

- The president, Bob Cosgriff, called the meeting to order at 7:30 at his home. Also present: Chuck Betheny, Bob and Lee Sottile, Kathy Gillette, Diana Galinas and Rita Mullin.
- The December minutes were approved as written.

Discussion:

President: Bob told the group that he had called AAA about the rate increase letter Hickory Farms residents received recently. The Account Rep, Jeff Murphy, reiterated that the HFCA rate for 2001 and 2002 is \$16.25 per month. If residents receive a bill for more than that amount they should call AAA Customer Service and inform them that they live in Hickory Farms. Bob also verified with our Rep at AAA that there are no surcharges for leaf collection. Quarterly rate is \$48.75.

Bob also said that a letter had been sent to Mr. Guerrero telling him again that he has to pay everything that he owes in back HFCA dues. Vice President Pam Barrett was unable to attend the meeting but had informed Bob that she had no news from Sharon Bulova's office this month. Pam's schedule won't permit attending Tuesday meetings. The group decided to change the regular meeting time to the second Thursday of the month.

February's meeting will be the third Thursday, February 15, at Bob and Lee Sottile's home. Cemetery: Bob attended a hearing on landscaping of the Fairfax Memorial Park funeral home construction. Also attending were representatives from Somerset South and Sue Harsell from Sharon Bulova's office. The Park's management offered a plan in keeping with what they'd promised. They agreed with Bob's suggestion to increase the number of coniferous trees on the Burke Station Road side to shield the building year-round. Signage was not discussed and construction might not even begin in 2001.

Neighborhood Watch: Windows were broken on three cars recently on Harvester Farm, Farm House, and Still Meadow. In December two houses on Still Meadow had yard decorations stolen. The group discussed the increase in through-traffic in the neighborhood. Bob Sottile strongly urged that a three-way stop sign be added at the intersection of Cotton Farm and Still Meadow, without which through-traffic from Roberts Road can speed through most of the neighborhood before reaching a stop sign. Bob Cosgriff said he would speak with Sharon Bulova's office to have VDOT look at it.

Secretary: Rita Mullin said that she would discuss newsletter issues with Harry Herchert and asked if she could purchase newsletter-publishing software if necessary. The group agreed that it would be a worthwhile purchase for the association. Deadline for newsletter submissions was set for Wednesday, January 23.

Treasurer: Chuck announced that the annual dues notice should appear in the January newsletter. The group agreed to extend the due date from March 15 to March 31 and to eliminate the grace period. Any payments postmarked after March 31 will be considered

late and require late payment charges. Chuck will check with the Association lawyer to determine what happens if someone who owes back dues makes a 2001 payment: is the money applied to the oldest arrears account or used to pay 2001 dues? Chuck also announced that he purchased a CD on December 15 at a rate of 5.35% that matures on 6/15. He is also filing the annual report to the state for the association and has begun work on the taxes. He told the group that he had changed tax accountants and that the new one will also prepare the association taxes at a fee of about \$250.

ACC: No report. The group discussed the fact that when a realtor sells a house they are required by law to ask the association for documentation for the buyer. Once reviewing the community's covenants, the buyer has three days to back out of a purchase. There may have been some sales in the community recently for which no association packets were requested. It is the responsibility of the settlement attorney to ensure that this requirement is met. The group agreed that this requirement should be mentioned in a future newsletter.

Grounds: The new mowing contract for the common areas will be signed with the same company for the same amount as last year. Bill Galinas will take over Grounds, turning Neighborhood Watch over to Kathy Gillette.

Welcome Wagon: Ginny Herchert visited the new owners of 10031 Wheatfield, Bob and Trish Reimann, who live there with their two daughters, age 11 and 8. 10120 Spinning Wheel and 10014 Cotton Farm both have new tenants as well.

Neighborhood Watch: Kathy Gillette mentioned that the February Watch schedule had been distributed to everyone on it.

New Business:

Annual Events:

The following dates were chosen for 2001 Community Events:

Assoc. Dues	Mar 31
Spring Clean-Up	May 5
Spring Fling	May 12
Community Yard Sale	Sep 15
Fall Clean-Up	Oct 6
Fall Fling	Oct 20

Deadline for contributions to newsletter was set for January 16.

The next meeting was scheduled for Thursday, February 15, at 7:30 at Bob and Lee Sottile's home.

The meeting adjourned at 8:50.

MINUTES FOR JULY 20, 1999

Present: Kathy Bethany, Tom herring, Bruce Bernhardt, Sean Coleman, Pete Scala.

Minutes approved without revision. 5-0

Grounds: NTR.

ACC:

Letter sent to Mitrano, 10008 Cotton Farm Road on 7/16/99 about condition of house.

NTR on Rules issue

Chuck has taken some photos of houses in the neighborhood for the archive.

Erosion by Manhole over by Kathy & Chuck Bethany is not a problem at this time.

10008 Cotton Farm: couch found in woods, could not tie it to any particular house. Will need to remove it during fall clean-up. Also, a gas cylinder was found. It will also need to be removed.

Basketball Hoops: ACC tried to meet but no quota was available. Basketball hoop went in.

Chuck wants to do a comm. Walk-thru in August. More details to follow.

4313 Farm House put in a new fence and shed but did not have approval.

Fences along Roberts Road, John M. has called three companies but none have come out yet to give an estimate.

Neighborhood Watch:

Need to recruit, only have 41 households participating.

Daywatch: Greybeards --- NTR

Recent activity: some mailboxes have been uprooted, 25 mph sign broken down.

4329 Farm House Lane seems to be a problem house as far as noise

Stickers were found. No idea what to do with them now though.

Treasurer:

Balance this year is \$32,284

Found T-Bill forms, getting a 10K T-Bill

Liens Status:

4 houses: Whitsteins, Phan, Ballesteros, and Fletcher. Sending certified letters. Will do newsletter article.

Secretary: NTR.

Decided that the Sec will keep all official records for the Assoc.

Articles due by 7/23

Vice President: NTR

President:

Home Improvements: Security service – working issue.

Yard Sale: Set for 9/18/99 8-12 a.m., Pete will do article for newsletter.

Fall Fling: Set for 9/25, John will ask Denise to coordinate.

Fall Clean-up: Set for 10/16 with 10/23 as a rain date.

Directory: Need updates.

Speed limit on Burke Station, leave at 25 mph.

Roberts Road: Pete will do another letter to Sharon asking for the hill to be shaved.

Next meeting on 16 August at Pete's, 7:30 p.m.

MINUTES HICKORY FARMS HOMEOWNERS ASSOCIATION
NOVEMBER 11, 1999

Grounds: County mowing lawns along Roberts and Burke Station Roads. Will call Dave Brown, FX County Department of Environmental Management 246-2563 to arrange.

*Grass cut around 4343 Still Meadow.

*4318 Farm House is being painted. New for sale sign up. Chuck Stewart talked to the broker.

*North path – need motorized vehicle sign on north path prohibiting use there.

ACC: Mitrano property. Want to fine him but need to do it correctly. ACC needs to invite him to a meeting to discuss his house. If he does not show or send someone then the ACC can recommend to the Board that a fine be imposed. Need to follow the rules we wrote two years ago. Fine can be up to \$10.00 per day until problems resolved. Chuck will start process and turn this over to the new ACC person.

3 Way stop sign issue forwarded to Supervisor Bulova's office.

Neighborhood directory. Barbara Sipos has agreed to pay for the publication.

Day watch issue is dead. No interest.

Adopted budget prepared by Kathy and published in last newsletter.

MINUTES SEPTEMBER 8, 1999

Present: John Morrison, Tom Herring, Sean Coleman, Kathy Bethany

No minutes were prepared of last meeting.

ACC: No report, not present.

Grounds:

Called grass cutters to have grass cut for Fall Fling.
John will prepare a Fall Fling Flyer

Neighborhood Watch: Vandalism issue. Bruce will write letter to police and Sharon Bulova describing the incidents and asking for increased patrolling.

Treasurer:

Motion: To invest in a CD vice a T-Bill. 4-0 vote in favor.
Liens going back to attorney tomorrow.

Secretary: NTR

Vice President:

Signs: \$310.00 for 1 sign or \$600.00 for 2.
Motion for two signs: Vote 4-0 in favor.
Motion to increase amount for signs to \$650.00 passed 4-0.

Next meeting: October 12, 1999 at Sean's at 7:30

MINUTES AUGUST 16, 1999

Present: Tom Herring, Pete Scala, Chuck Stewart, John Morrison, Denise Denning, Sean Coleman, and Bruce Bernhardt.

Minutes approved 6-0

Fall Fling:

Flyer for yard sale/fall fling. Data to Sec. NLT 9/11. Fall Fling is from 1-5 pm.
Need volunteers for games
Poss Nancy Rozenkranz, Tami Verhuel, Lynn Welch or Nancy Bernhardt

Motion: Expend up to \$250.00 for Fall Fling. Approved 6-0.

ACC: Walk-thru- Developed list of homes for letters.

BB Hoops: No support from Fairfax County.

Van was egged at 4325 Still Meadow

Photo record coming laong.

4313 Farm House – Fence a & Shed: Fence repair being done. Shed appllication being sent in.

4304 Still Meadow Sun Room. Problem with contractor.

Discussed the fences behind the two house on Harvester Farm Lane (4371 & 4373)

Pam Klinger resigned from ACC

Grounds:

Fall Clean-up in October

Neighborhood Watch:

+2 this month for watchstanders.

Treasurer:

Absent

Still working T-Bill Issue

Secretary:

Newsletter articles to me NLT Aug 30

Vice President:

Signs – he is taking care of.

Bench in upper common area has a broken seat plank

Trees in his backyard are dead, discussion of options

President:

8 security firms have responded to Pete

Yard Sale

Directory – get him final inputs

Next meeting: September 8, 1999 at 7:30 p.m. at John's house.

Motion: Board will pay for Board members to go to training course.

MINUTES FOR June 15, 1999

The meeting opened at 7:45 p.m. at Chuck Stewart's house.

Present: Pete Scala, Tom Herring, Kathy Bethany, Chuck Stewart and Bruce Bernhardt.

Minutes: Approved with minor corrections.

ACC:

Pam Barrett provided rough draft of a new Rule to handle trailers. The new Rule is proposed to go in Rules & Regulations paragraph 5) as a new subparagraph g) to say, "*Recreational trailers, campers and boats shall be parked in garages or ACC approved structures to the rear of the property, not on lawns or lots.*" This Rule supports Restrictive Covenant section 4, which states that lots shall be maintained in an attractive manner. It was also proposed that the rule be inserted in Rules & Regulations paragraph 10) that supports Restrictive Covenant section 11, prohibiting parking boats, trailers, tents or temporary structures or portable vehicles other than automobiles forward of a dwelling for longer than seven days. Whichever Rule we put it in, we will insert a reference in the other Rule. The idea is to get trailers and boats out of sight. This is significant enough that it will have to be voted on by the entire membership.

Action. Pete will revise proposed rule and farm it out to the Board for comment.

The board received a letter complaining about the property at 10008 Cotton Farm (Lot 1A). This letter supports the Board position that the property is in violation of Restrictive Covenant section 4. Pam Barrett provided a modified letter that will be made consistent with the Rules & Regulations Voluntary Compliance form letter. Complaints about tenant behaviors will be added to the letter as well.

Action. Chuck will revise the letter and send it to the owner of 10008 Cotton Farm, Mr. Peter Mitrano, copy to Kathy, to the tenants, and to our lawyers.

Action. Chuck will ask the tenants of 10008 Cotton Farm to clean up their mess behind the house and in the Common Area where they threw old furniture.

Pam brought up the fact that there is serious erosion around the sewer manhole behind her house, and the property developer for Burke Station Woods should be required to repair the damage before heavy rains make it worse. No action was proposed, so it will be taken up at the next meeting.

The basketball hoop issue was further discussed. While some Board members still see no problem with having permanent basketball hoops, it was agreed to propose a metal sleeve in concrete so that the hoop can be removed when the current owner, Mike Maloney, leaves.

Action. Chuck will discuss with Mike Maloney and Tom Herring to see if agreement can be reached, and to address limitations with the ACC request drawing.

Action. ACC rules need procedures for appeals to the board, Bruce will write.

Chuck still plans to take picture of each house in neighborhood to begin a photo record.

Bruce brought up that we need a system to retain copies of letters sent for the benefit of future Boards. It was agreed that the most likely holders of such letters should be the ACC Chairman and the Treasurer, although in the past the President has retained them as well. It was agreed to discuss this at the next meeting.

Bruce and others discussed the proposal to put lights up by the entrance signs. Pam and others said that it had been brought up before, but not done because it would be too expensive and the gain would be little. It was proposed to look into solar-powered lights.

Action. Bruce will write a newsletter article asking for opinions on worthy projects for the Board to take on.

Grounds:

AAA was called about Recyclers coming before 6:00 a.m.

Spring clean-up was moderately successful. The park bench restraining devices approved at the last meeting were installed.

Action. John will write an article on the Spring Clean-up, listing participants.

Neighborhood Watch:

Bruce got the officer's name, and will write commendation for officer on the vehicle issue, send to board for approval.

Greybeards, no action yet. Bruce will appeal for assistance. It was agreed that the name would be changed to "DayWatch" and that it would be a loose-knit, informal organization where people would look out their windows and call in problems, and if they take walks, would be encouraged to report problems.

Car stickers were found. Bruce asked what the purpose was, and was told it was to allow people to identify cars that were HFCA members' so that strange cars could be identified. However, the stickers are not mandatory, and the master list of sticker holders hasn't been found, so the utility of the stickers is somewhat in question. Agreed to hand out stickers at annual meeting.

Action. Bruce will draft an article in the newsletter discussing stickers and uses and encouraging people to get them.

Treasurer:

The T-Bill status was discussed. It was last seen when Kathy gave it to Sean for him to emboss the signatures as notary. Sean tried to blame Pete, who wasn't present at the last meeting, but Pete doesn't have it. If Sean can't find it, we'll have to start over.

Action. Sean look in his office and in the kitty litter for the T-bill application.

Dues status, 5 still out, 1 bounced.

Action. Kathy will send out lien letters to people who have not paid.

List of houses selling prices has not been obtained.

Secretary:

Next meeting July 20, 1999, at Bruce's house (4301 Still Meadow).

Articles to Sean NLT 7/11.

Vice President:

Tom brought up the issue of permanent signs.

Motion: Authorize Tom to spend up to \$400 for two permanent signs to cover block parties, clean-ups, and annual meeting. Unanimously approved.

President:

Pete discussed status of homeowner projects. Painting, Power-washing taken care of. Still need to get hot on lawn work, fences, and driveways.

Pete discussed proposed Community Yard Sale. He's asked Kirk Randall to run it from 8 a.m. to noon on a Saturday in mid-September, with flyers, advertising, kids handing out maps to places where there is stuff for sale, and a truck to pickup the leftovers at noon. Will need contributions from people selling stuff, will need to publicize better.

Action. Pete will write another newsletter article.

Pete passed around sample pages of the new Directory. All members were suitably impressed.

Action. All members will bring updated Directory information to the next meeting. Pete will incorporate it in the database and issue new street listings for final verification.

Adjournment:

The Board adjourned at 9:30 p.m.

MINUTES FOR APRIL 26, 1999

Present: Tom Herring, John Morrison, Kathy Bethany, Sean Coleman, Chuck Stewart and Bruce Bernhardt.

Insurance: Kathy arranged for Mr. Ed Shelton to visit with us and describe our various insurance policies.

Criminal: Employee dishonesty (Officer) policy, \$1,000 deductible.

General Liability: Bodily Injury/Property Damage/Personal Injury. Covers homeowners if they are named in suit. Not more than \$2,000,000 in coverage for any one year.

Directors & Officers: Covers mismanagement of association. Claim must be reported within the coverage period, if not, no coverage. Cost of defense for association is covered.

Minutes: Approved.

Spring Fling: Denise Dennan was present to present plan for party.

Need for permanent signage was discussed. Plan put out by Pete is doable. Tom will handle signs for this event – he will coordinate with Pete on this since we think Pete has the old signs.

ACC: Invisible fence on Still Meadow. No action required. Flags taken down.

Rules need modification to handle trailers. Pam Barrett will head up. Restrictive covenants say no trailers.

Going to send letters to some owners re: problems, roofs, campers, ...

Appeal: Mike Maloney, Basketball hoops.

5 other poles in ground in neighborhood.

Does not think he can return setup. Bought at Christmas.

ACC: Vote 4-2 to disapprove.

No approvals for poles in records.

Zoning Ordinance, section 10. Must be 15 feet from street, 12 feet from property line.

One of 5 grand fathered in, other 4 did not get approval, just did it.

Temp. pole that could be removed was discussed.

Solution: ACC will discuss with Mike some more and Mike still has right to come back to board if no deal can be reached.

ACC rules need procedures for appeals to the board, Bruce will write.

Chuck plans to take picture of each house in neighborhood to begin a photo record.

Motion: Authorize Chuck to spend up to \$50.00 for photos of each house. Passed 6-0.

Grounds:

Mulch will not do much this spring clean up. More general clean up.

Complaint about time that AAA starts in morning. Bruce will call AAA on this.

Neighborhood Watch:

Same car that was stolen on Farm House Lane was broken into.
Bruce will write commendation for officer on the vehicle issue, send to board for approval.

General increase in car thefts in area.

Greybeards, no action yet. Bruce will appeal for assistance.

Car stickers still missing.

Treasurer:

T-Bill, where is paperwork? Pete?

Dues status, 11 still out, 1 bounced.

List of houses selling prices

Secretary: Next meeting June 7, 1999, at Chuck's house.

Articles to me NLT 5/24

Motion: Authorize John to spend money (not specified) to secure benches in common areas.

Minutes of Hickory Farms Homeowners Association for February 16, 1999

Meeting started at 7:30 p.m. with Pete Scala, President, Tom Herring, Vice President, Kathy Bethany, Treasurer, Bruce Bernhardt, Neighborhood Watch, Chuck Stewart ACC, and Sean Coleman, Secretary present. John Morris was ill.

Minutes from January 14, 1999 meeting adopted 5-0.

Reports:

ACC: Still looking for members to populate the ACC board. Pam Barrett has agreed to serve. Board gave Chuck names of people to call to see if they wanted to serve. Chuck had looked at the two properties that were sold, no problems were noted. No applications had been received in the last month. Chuck had received 2 e-mails from community members regarding group rates for insulation, lawn service and chimney cleaning. It was announced that David Fleshren is interested in giving HFCA members a group rate on AC/Heating work. Complaint about George and Nancy Rosenkrantz's fence. ACC will look into it.

Grounds: NTR, sick. **John please provide board members with status of grass cutting contracts by e-mail prior to the next board meeting.**

Neighborhood Watch: Schedule posted until June 1999. One incident of vandalism in the 4300 block of Still Meadow between 5-12 Feb. Bruce will write a newsletter item on neighborhood watch. He will also correct the watch bill and remove John Stanley's name and number from the cover. He will also seek members for the Greybeards committee.

Treasurer: T-Bill still not completed. Need letter or article of incorporation for Treasury Dept. Deposited \$5,090.00 today, all but \$115 of it was from dues. Completed new spreadsheet, covers all necessary items on each house. Discussion of development on Burke Station.

Motion: Increase T-Bill amount to \$15K vice \$10K. Seconded and passed 5-0 after discussion involving amount of money required to cover costs over the next few months.

Motion: Allow President and Treasurer to act for Board and determine proper amount of the \$15K in T-Bills to be in long term vice short terms securities. Seconded and passed 5-0.

Signature cards were not completed. Braddock District Dues were paid and assessment notices were sent. Kathy will provide article for newsletter regarding the final FY98 budget figures. At the next meeting Kathy will brief Board on the various insurance policies we have, coverage amounts and costs.

Secretary: Newsletter articles due to me by March 1, 1999. Received \$55.00 in advertising money for last issue. That paid for the issue. Received \$40.00 for next issue to date. I will ask Sipsos to send me her ad copy electronically.

Vice President: NTR.

President: Issue: Do we want to improve our entrance areas with better stone or brick walls and lighting. Tom H. will take for action and prepare information for the annual meeting. Survey open areas. Discussed the need and decided the real important area was behind Rabbits Run where the new development is going in. Pete will take for action to find out cost. Raised

footpaths in the Rabbits Run area. Bruce will discuss with the local Boy Scout troop to see if they are interested. NTR on Roberts Road. 3 way stops, Pete has for action. High school pyramid, Sean will write article for newsletter on what he was told. No change is bottom line. Home improvement projects. Response to Pete's last newsletter article brought 5 calls, no duplicates yet. Garbage, Do we have 150 members called into AAA for the lower rate. Pete will do another article. Wants all to stop and talk to neighbors when we drop newsletter to discuss with them. Also need to verify their information in neighborhood directory.

Next Meeting: March 25, 1999, at 7:30 at Sean's.

New Action Items:

ACC:	Finalize board membership. Check out Rosenkrantz fence. Newsletter article introducing himself and the process of the ACC.
Grounds:	Grass cutting contracts, review and make recommendation to board.
Watch:	Constitute Greybeards committee. Talk to Boy Scout Troop about Rabbits Run project. Write newsletter article. Remove John Stanley's name and Number from watch bill.
Treasurer:	Complete T-Bill purchase. Finish signature cards. Newsletter article on FY-98 budget figures. Prepare info for Board on various insurance policies, coverages and costs
Secretary:	Article for newsletter on High School Pyramid.
Vice President:	Entrance signs and lighting.
President:	Newsletter article on garbage. Check into surveying Rabbit's Run area.

Meeting at Peter Scala's @ 7:30 p.m. In attendance: Peter Scala, President, Tom Herring, Vice President, Chuck Stewart, ACC, Nancy Bernhardt (for Bruce Bernhardt, Neighborhood Watch), and Sean J. Coleman, Secretary.

Minutes from December 10, 1998 meeting approved. 3-0.

Member Reports:

Neighborhood Watch: Turnover completed. Bruce has signed up with the West Springfield Police Station as the new neighborhood contact. Discussed new Fairfax police incident report listing on their homepage, (<http://www.co.fairfax.va.us/ps/police/police27.htm>). It is posted on the web every Thursday. Was an incident on the 4300 block of Still Meadow of vandalism. Bruce will continue working on organizing a Greybeards committee to look at ways of improving neighborhood watch and security. This is a left over action item from last year's board.

Architectural Control: No pass down yet. Will work on getting committee together prior to next meeting. Will write article for newsletter. Discussed getting group rates for major improvements.

Grounds: John not present. Please provide a report to the rest of the board by e-mail. Discussed the desirability of having the grass cutting contract include a provision for the last cut being done in December after most of the leaves have fallen and having the contractor bag and haul the last cut away vice leaving in place. Thought was it would help the grass if leaves were not left in place all winter. Discussed the desirability of sealing the asphalt paths to lengthen the paths life.

Treasurer: Dues are due on February 28. Notice went out in last newsletter. Will go out in next newsletter. Motion to pay Braddock District Council dues, passed. 3-0. NTR on T-Bill.

Secretary: Articles for next newsletter due to Sean by February 1. Routes are: Pete will continue with his, the upper Still Meadow route. Bruce will do the upper Farm House Route. Tom the lower Farm House route. Chuck the Country Squire/Wheatfield route. Kathy the Harvester Farm route. John the lower Farm House route, and Sean the Cotton Farm route. Received two items of advertising for this next newsletter. \$55.00 in revenue.

Vice President: N.T.R.

President: Three way stops signs. Pete will go after those who need to turn in the surveys. Proposed annual schedule of events: Feb 28 – Dues due. May 1/8 -- Spring Clean-up. May 15/22 --Spring Fling. Sept 4/11 -- Fall Block Party. Sept 18/25 -- Fall Clean-up. Oct 12/13 or 19/20 – Annual Meeting. Discussed if board wants to take on a special project for the year like surveying the common areas, extending and improving the paths, sealing the paths we have. Board re-appointed Nancy Rosenkranz as representative to the Roberts Road Task Force for Fairfax City.

Next Meeting: Tom's on February 16, at 7:30 p.m.

Action Items from this Meeting:

Neighborhood Watch: will convene committee to look at neighborhood security issues.

ACC: Will conduct pass down with Tom.

Will organize his application committee.

Will write newsletter article introducing himself and enclosing an application.

Solicit names of organizations/companies that have done a good job for neighbors and see if they will give group rates on things like new roofs, ...

Grounds: Begin to gather estimates for grass cutting and sealing the lower and northern pathways with asphalt sealant so as to lengthen the paths prospective life cycle.

President: Article on Beltway widening and group rates on projects for newsletter.
Push members for final survey results from 3-way stop sign survey.

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
OCTOBER 5, 1998**

Attendees: Pete Scala, Eric Maribojoc, Kathy Bethany, John Morrison, Tami Verheul and Nancy Rosenkranz

Pete called the meeting to order. Minutes to the previous month's meeting were passed out, read and approved (5-0).

Grounds: John has a list of people who worked during the fall clean-up and will write a "Thank you" article for the newsletter. Twelve to fifteen people turned out to help with the clean-up. The grounds are in fairly good shape. Rabbits Run had quite a bit of trash dumped in it this year and John made the suggestion to do a recheck on this area in the spring. The benches in the Common areas have been left a mess during the last couple of months. Broken glass, beer cans and other trash is being left by people using these areas. The recommendation was made and voted (5-0) to allow John to spend up to \$50 for trash cans to put into both Common Areas.

Treasurer: Fletchers still have not paid their 1998 annual dues. The lien is about to be placed on this property. Kathy received the check from First Union for approximately \$14,000. Kathy will check out the rates of CDs for a 52 week annuity. The Association will be putting the \$14,000 in a CD. A mortgagee broker called Kathy wanting a copy of the Association's insurance policy for a house closing. Kathy denied this request since the Association's policy has nothing to do with a potential house closing. Kathy will include a copy of the 1999 budget in the October newsletter. A VPOAA packet was sent out for 4379 Harvester Farm. Burke Station Sub-development—Paving is being done at this time. Kathy will submit a newsletter article about the Burke Station development.

Neighborhood Watch: Eric checked into prices of permanent signs for the entrances of the neighborhood to advertise upcoming events within the neighborhood. A post style sign will run approximately \$200 with another \$150 to customize it to our needs. VDOT does not allow permanent signs to their easements. Eric suggests that we stick with the type of signs we are currently using. Claire Coleman reported to Eric about people in her backyard. Eric is going to check with John Stanley to see where the master list of car numbers might be. Eric is also going to send in a letter requesting radar monitoring in our neighborhood. Eric will put up signs for the Annual meeting. A van was broken into on Cotton Farm and a radio was stolen between the hours of 10-2 am. We don't have the details at this time. A suggestion was made to bring up at the Annual meeting all the problems the neighborhood was suffered this year, to let people be aware of what is going on. If any one in the neighborhood has "special needs", they should notify the neighborhood watch about them. Graffiti was found written on the walls of the Culvert under Cotton Farm during the fall clean-up.

ACC: Nothing new to report at this time.

Secretary: October 13th is the deadline for newsletter articles. Proxies will be included in the newsletter. Tami will check for the 1997 Annual Meeting minutes, if not found, contact Bruce Bernhardt. Tami will get 60 copies of the minutes and Agenda for the Annual meeting. Tami

will write an article about advertising in the newsletter. An 1/8 of a page is \$15 and a quarter of a page is \$25. An advertisers can order and pay for as many months as they wish. All ads are to be prepaid to the Secretary who will forward the money to the Treasurer.

Robert Road Issues: City will be having a meeting sometime at the end of this month. The City has had the proposal all of this time. Nancy will report back when there is something new to report.

President: Garbage disposal will be discussed and voted upon at the Annual meeting. Currently we do not have 150 houses committed to the plan. The following points were brought up in the discussion of the garbage collection.

1. The Board is not accountable for the monies
2. The billing will be done either quarterly or monthly.
3. This is entirely voluntary.
4. Have homeowners vote at the Annual meeting which option they want.

Pete will write an article for the newsletter about garbage collection alternatives

Three new Board members are needed to fill the vacancies for 1999 slate of officers.

Annual meeting is October 20, 1998 at Green Acres Elem. School starting at 7:30pm.
The following people agreed to bring the following items.

Nancy- 200 cookies
John - paper goods
Chuck- coffee
Tami- Punch

All Board members need to show up at 7pm.

ACTION ITEMS:

1. John will write a "thank you" article for the newsletter. Including a notice about a pair of girls glasses found during the clean-up.
2. Kathy will write an article about the Burke Station Development.
3. Grounds will spend \$50 on trash cans for the common areas.
4. Eric will send in a letter requesting the radar monitor for the neighborhood.
5. Eric will put up the signs about the Annual meeting.
6. Tami will get Pete a copy of the Audit Report.
7. Kathy will get the 1999 budget together for the October newsletter
8. Tami will write an article about advertising for the October newsletter.
9. Rose will get together the articles about events going on at Woodson.
10. Pete will get together the agenda for the Annual meeting for the newsletter.
11. Tami will take in deposit and request slip to Green Acres for the use of the Cafeteria.

Next meeting will be October 20th. Motion made and passed (5-0) to adjourn the meeting.

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
SEPTEMBER 14, 1998**

Attendees: Eric Maribojoc, Sean Coleman, Kathy Bethany, Tami Verheul, Pete Scala, John Morrison, Nancy Rosenkranz

BURKE STATION DEVELOPMENT: The property north of the Masterbuilt construction has been sold to a developer and current work on Burke Station Development has stopped. Two new homes at approximate value of \$500,000 will be built on the new site.

ROBERTS ROAD UPDATE: The request has gone to the City. All future meetings has been suspended until the City reviews the request. On the County side of Roberts Road, the Mount Vernon Baptist Association is getting ready for Phase I. Phase II –the meeting has been changed to September 28th at 3:30 p.m. The property will be developed as staffed training facility and will have other Baptist oriented uses.

GROUNDS: The tree on Cotton Farm may not be as bad as originally thought. It will be looked at during the fall clean-up. Eric will change the Roberts Road sign to inform the neighborhood of the fall-clean up. Tami will make up a flyer for the clean-up and get 300 copies made for distribution.

ACC: The property at 9998 Cotton Farm road has agreed with Tom about a color for the shutters. Trash in the backyard of the same property has been removed.

NEIGHBORHOOD WATCH: Eric has talked to the Gillettes and they would welcome a “daytime watch” of the neighborhood. Police departments unofficial stand is that the more visibility we have in the neighborhood the better off we are. The issue of getting more magnetic signs to put on cars in the daytime was discussed. The daytime watch would be on a voluntary basis. Possible people to ask to get this going were: Cosgriffs, Gillettes, Ron Arnold, Mr. Jones and Sottiles. The letter to Sharon Bulova has not been mailed yet. The Fletchers are now down to 2 dogs on their property.

TREASURER: Mowing expense was checked to see how we stand in regards to how much we have spent on mowing the commons areas for the current year. We have not received a bill for the month of September. A motion was made, voted and passed (5-0) for the Board to spend up to \$300 on the Fall Block party. A motion was made, voted, and passed (5-0) to spend up to \$75 for volleyball equipment, Frisbees or other athletic equipment for the Common Grounds functions. Kathy is in the process of closing out the First Union account. When she receives the money from the closed account she will deposit it in a T-bill. The T-bill will be a one or two year certificate. Three calls have been made to the lawyer office regarding the Fletcher’s 1998 dues. The Fletchers have agreed to pay their 1998 dues, lawyer fees and lien fee. The total of \$187.00 will be paid by the Fletchers. The Wicksteins’ second notice of dues has been sent to them.

SECRETARY: Due date for all newsletter articles is October 12. Newsletter will be distributed the weekend of October 16th. A motion (5-0) was made to allow people to advertise in the newsletter. Rates for advertising in the newsletter were established at \$15 for 1/8th of a page and \$25 for 1/4th of a page. The ads would be placed inside of the back page of the newsletter. The

ads must be camera art ready. A person can order for as many newsletter they want. All advertising must be prepaid. The advertisers will receive a copy of the newsletter. Artwork and check will be sent to the Secretary. Secretary will get the money to the Treasurer for deposit.

PRESIDENT: Welcome wagon is working on getting to newcomers of the neighborhood. Automated record keeping has been estimated to cost \$3000-5000. This topic will be discussed again at a later date. Garbage disposal proposal is still in the works. Pete will put together a proposal to send all contractors. Pete will e-mail all Board members the proposal. AAA can't give the neighborhood the same savings if all homeowners don't participate. Pete will send an Official Ballot to the Secretary to put in the next newsletter. By responding to the newsletter the Board will get a true sense of commitment and percentage of the neighborhood wanting this service. Extra ballots will be available at the annual meeting. Two new Board members will be needed for the 1999 slate of officers. There has been some concern expressed about the RYS home in regards to Police and Fire officials being at the house. Tami will invite RYS to the meeting. The date for the annual meeting will be October 21. The time will be 7:30 p.m. at Green Acres Elementary School. Sharon Bulova will be invited to attend as she has been in the past. A motion was made and passed (5-0) to adjourn. The next meeting will be at Pete's house on October 5th.

ACTION ITEMS

1. Pete will e-mail us a proposal for the garbage collection
2. Pete will send Tami an "official ballot" to put in the next newsletter
3. Pete will make up a flyer reminding everyone of the fall clean-up
4. Tami will get 300 copies of the fall clean up flyer printed
5. Eric will change the sign on Roberts Road.
6. Eric will talk to some people to try and get a daytime watch established
7. Kathy will get T-bill set up after she receives the money from First Union
8. Pete will send the letter to Sharon Bulova
9. Tami will invite RYS to the next meeting

**Hickory Farms Community Association
Board of Directors Meeting
July 21, 1998**

ATTENDEES: Tami Verheul, Kathy Bethany, Pete Scala, Tom Barrett, Nancy Rosenkranz, John Morrison, Robert Seidel and Gary Pugh with Masterbuilt Construction Inc.

Prior to the meeting Robert Seidel and Gary Pugh of Masterbuilt Construction Inc. walked their development with the Board of Directors to answer any questions or concerns. Two problems at this time are the 1) drainage 2) part of the berm is located on property belonging to HFCA and Kathy Bethany. To control the drainage Masterbuilt has built a storm water management pond, as a temporary measure they also constructed a berm of stones to help control the flow of water. Eventually this berm will be taken out. Rabbits Run is supposed to be the natural outlet for any drainage. Questions regarding the placement of the sewer lines were answered also. The sewer junction is on HFCA property by 42 ft. A "Z" layout for the sewer lines had to come up 10 ft. to connect with the existing manhole. There doesn't seem to be any problems with the degree and depth of the sewer lines. The houses in the development will be in the price ranges of \$389,000 - \$409,000. The worst of the noise and extra dirt will be gone in the near future. Mr Seidel and Mr. Pugh are available for further discussion in the future.

The meeting was called to order and the minutes were approved with one change. (5-0)

Nancy: There was a meeting on July 1. There is some discussion about the proposals. Meetings are resuming tonight. She will submit an article for the newsletter if applicable.

ACC: There are a couple of queries but nothing major at this time.

TREASURER: Fletchers still owe their annual dues. 10014 Cotton Farm has not paid their due. 10004 Cotton Farm is in foreclosure and the dues have not been paid. Mary Quiquey, the auditor, breaking out the cost of the VPOAA packages since this is a tax expense. A motion to add a VPOAA line in the budget as an income producer was approved (5-0). Discussion of placing a lien against the Fletcher property is tabled until Pete has a chance to talk to her about the dues and concerns that were raised about their dogs.

GROUNDS: Several areas of the neighborhood are in need of action.

- 1) Clukey tree- The tree is on common property and is half eaten away at the base. Estimates range from \$450-\$600 to take down the whole tree and cleaned up.
- 2) 9998 Cotton Farm- The tree looks like is starting to rot. Need to find out if it is on HFCA property or on homeowners property.
- 3) Bernie Boehm- 10011 Cotton Farm backs up to lower commons area. Branches are overhanging into their yard from the common areas.
- 4) Mowing on Roberts Road and Burke Station—mowing is okay right now on path. Sidewalk needs maintained. The grass next to the Bernhardt's is not getting mowed.
- 5) Tumbleweed Court- The past mowers have mowed this area but the new mowers need to be informed that this is part of the common areas.
- 6) John will meet with Bob Cosgrill about walking all the mowed areas to see if they are indeed included in the mowing contract.

NEIGHBORHOOD WATCH: 1 report was made in the last month concerning a stolen computer and monitor. Eric is contacting three new neighbors: Pelegrenos, Ferrarra and John and Kathy Alix about neighborhood watch. A list of the neighborhood watch members and stickers for the cars will be at the annual meeting.

SECRETARY: Newsletter articles are due on August 3rd. Newsletter will be distributed on the weeknd of Aug. 8th.

PRESIDENT: An article will be in the newsletter polling homeowners about contracting for a group trash, recyclable and yard waste pick due to the increase of AAA rates. If the neighborhood accepts this proposal then HFCA dues will have to increase to cover this expense. More discussion will be needed before a decision is made on this project. The Fall party and Clean up are rapidly approaching and plans need to be made to cover these projects. New officers are needed for the 1999 Board of Directors.

Motion was made and accepted (5-0) to adjourn. August meeting will be at Tom's house on August 24th at 7:30pm.

Action Items:

1. Kathy will submit a letter concerning people renting house and notifying the Board of their current addresses and rents names and numbers.
2. Kathy will write an article about the new development.
3. Tom will write an article concerning the proper procedure of filing an ACC application.
4. John will get with Bob Cosgriff about walking all the mowed areas.
5. Eric will have the neighborhood watch list and car stickers available at the annual meeting.
6. Tami will make copies of the audit report for the minutes.
7. Pete will talk to Lucy Fletcher concerning her dues and her dogs.
8. John will work on Fall clean up articles
9. Pete will work on survey for trash pickup

**HICKORY FARM COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 24, 1998**

ATTENDEES: Pete Scala, Sean Coleman, Kathy Bethany, Tami Verheul, Eric Maribojoc, John Morrison and Tom Barrett.

Minutes were read and approved. (5-0)

GROUNDS: People have been dumping "household items" along the Rabbit Run pathway. John will write an article for the newsletter address this issue. Fall clean-up is scheduled for September 26 from 9am-noon. Some of the areas that need attention are 1) trees in the Common Areas (lower Cotton Farm) need to be trimmed back. 2) trees on the Rabbits Run pathway need to be cut up and moved. 3) a lot of work needs to be done along the northern path. John will also write an article informing the neighborhood of the details for the fall clean up.

TREASURER: Fletcher's at 10114 RoundTop still owe their 1998 homeowners dues. A lien will be placed against the house. Pete has talked with the Fletchers about the dog problems. 10004 Cotton Farm will receive a second notice about dues. 11 VPOAA packages has been sent out by Kathy with \$550 collected in fees. \$15930 has been collected in 1998 annual dues. Kathy is in the process of closing out the account at First Union Bank. Kathy received a total of 56 ballots on the garbage issue. The break down is as follows:

30—yes

13—association votes

12—wants to take care of their own trash needs

1----no response

33—wanted 1 times a week

9----wanted 2 times a week

The Board agreed to take the results to the annual meeting and let the floor be opened up for discussion. We will not make a decision that night.

NEIGHBORHOOD WATCH: Gillette's car was broken into for the second time this year. A suggestion was made that a committee be pulled together to review our practices and maybe make some changes. The committee would get together with the West Springfield Police department and see what could be done about the break-ins in the neighborhood. Eric checked into the prices for the "A" frame signs. Each will cost approximately \$220. These signs would come with tracks and letters. The issue was brought up about "how to secure" the letters. Eric will check further in to the matter. " Realtor" type signs will cost approximately \$180.

SECRETARY: Newsletter articles are due on September 7th. The newsletter will come out the following weekend of September 12.

VICE PRESIDENT: September 19th is the Fall Fling. Sean is going to talk to Lynn Welch to see if she could head up the Fall Fling. Sean will e-mail everyone a copy of the letter to Sharon Bulova and would like everyone to respond in a timely matter. He would like to get this letter out immediately.

PRESIDENT: Pete would like to do one more round of ballots concerning the garbage removal when we get newer information. He received several ballots in the mail also. A suggestion was made to automating the HFCA records and Pete will check into the prices of archiving our files.

A motion was made and passed to close the meeting. The next meeting is at Eric Maribojoc's house at 7:30 on September 14th.

**HICKORY FARMS COMMUNITY ASSOCIATIONS
BOARD OF DIRECTORS MEETING
MAY 11, 1998**

ATTENDEES: Sean Coleman, Tami Verheul, Tom Barrett, John Morrison, Kathy Bethany, Pete Scala, and Nancy Rosenkranz

Nancy Rosenkranz: Nancy discussed with the Board what measures the City of Fairfax is considering for Roberts Road. The first phase would include traffic calming measures. The City gathered this information by 1) polling with letters and 2) by door to door interviews. The City decided that there would be different levels of phases; short, medium and long term. At this time the short term proposal has not be approved. The proposals would include: 1) a four way stop at the intersect of Locust and Sager Ave 2) modify the speed hump on Virginia St. 3) Two speed humps inside the City limits on Roberts Road, probably between Forest and Sager Roads. Burke Lake Station neighbors have decided to work on their own petition within the City limits. Long term measures may include installing a traffic light at the intersection of Sager and Roberts Roads. Also within the long terms proposal is a plan to try and get the County and City to start working together on the problems along Roberts Road.

The meeting was called to order, minutes were approved.

ACC: Tom is being swamped with applications. An article will be included in the next newsletter informing the neighborhood of the correct procedures that follow after a application has been submitted. There is some confusion of the compliance issues.

GROUNDS; Bob Cosgriff is receiving complaints of where the mowing should and shouldn't be. County needs to be notified to mow again. Sharon Bulova's office said it is up to VDOT. John might send a letter to VDOT. Sean got a call from the mowing company. Kathy received the bill tonight and will pay it. There is a tree down in the lover commons, to the left of the path in the wooded area that needs to be checked out.

NEIGHBORHOOD WATCH: The cost of aluminum, A frame announcement boards will cost approximately \$500-600 a piece. The A frame boards would have tracks that would hold 4 inch letters. Eric will check into another type of board that might be more permanent.. The new, 6 month schedule for the neighborhood watch will be available with the next newsletter. If there are any extra directories Eric needs more of them. . A neighborhood watch coordinator meeting is next week.

TREASURER: 2 VPOAA packets are ready for 4326 Still Meadow Road and 4338 Farm House Lane. There are 5 homeowners who have yet to pay their 1998 dues. Kathy will follow through with the next step of the process of collecting the fees.. The audit report has not been received yet but Kathy is expecting it anytime. The taxes have been filed. The insurance bill has been paid in the amount of \$873 which included all the insurance.

SECRETARY: Results that require action from various Board members are:

- 1) A vote of 4-0 for Barbara Sipos to provide paperware for the Spring party. No advertising will be provided. We will thank her in the next newsletter.

- 2) We have vote of 4-0 on a partial survey of the common areas instead of a full survey of the whole neighborhood.
- 3) We have a vote of 5-0 for a letter to VDOT about concerns raised of the mock up island and other issues. Tom has requested that the ACC application be included in the upcoming newsletter.

VICE PRESIDENT: Sean found a green 2 wheel bike in the lower commons path. An article will be included in the newsletter concerning the bike. On the Roberts Road and Braddock Road issue, there is no closure at this time. There will be a meeting on May 12th at the Fairfax Baptist Church concerning planning process but there is currently no known agenda.

PRESIDENT: Survey- Look at the areas to be developed and see if contractors are crossing into the common areas. Stakes need to be located and marked for future reference. Sean has original survey. The three way stop sign issue within the neighborhood will be deferred until October/November general membership meeting.

WELCOME WAGON: There have been 3 calls already this week. 2 more visits will be made within the next week and 1 has been scheduled for next month. Mary Beth Pernicano is going to head up this committee.

Next meeting will be June 8th at 7:30pm at Sean's house. Pete will be out of town.

ACTION ITEMS

Tom will get a letter in newsletter about ACC process

John will contact VDOT about the mowing problems along Roberts Road and next to Bernhardt's house.

Eric will continue checking out the possibilities of announcement boards.

Kathy will follow through with the delinquent homeowners dues.

Pete will look into getting a partial survey of the common areas.

**HICKORY FARM COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 8, 1998**

ATTENDEES: Tami Verheul, Eric Maribojoc, Tom Barrett, Sean Coleman, Nancy Rosenkranz, Kathy Bethany and Mike Robinson/ RYS

REPORTS FROM MEMBERS:

Nancy: Regarding Roberts Rd. There is currently nothing new to report. Nancy will notify the Board of any new issue via the newsletter. The Task Force has not approved any of the requested measures as of yet.

Mike Robinson: RYS is glad to be in the neighborhood. There are generally 3 cars parked in or around the house on a daily basis. Wednesday is staff meeting days from 2pm-5pm. He would like RYS to be an active member of our community.

NEIGHBORHOOD WATCH: Over the past months we have lost 3 members and gained two new members. The new schedules have been distributed throughout the neighborhood. One report was made in the month April to which the police responded. Eric is working on getting estimates for the portable signs that was discussed at a previous meeting. He will be submitting a couple of bills for miscellaneous expenses related to the neighborhood watch equipment. The West Springfield Police Department will be hosting an open house in June.

ACC: Tom has received 6 applications for consideration in the last 5 weeks.

TREASURER: Kathy will be out of town for 2 ½ weeks. Tom will have the VOPAA packages. Each costs \$50 if they are needed. Letters have been sent out to delinquent members concerning the neighborhood association dues. 5 people didn't send in late fees with their checks. 2 people still have not paid at all. Kathy has Homeowner packages for the houses sold at 4357 and 4321 Farm House Lane. Mary Quigley, the accountant, has audited the 1997 books and everything is in good order. Kathy requests that a copy of the minutes and Mary Quigley's report be forwarded to Mary Beth Pernicano. The old checking account is still open and Kathy will close this after her vacation. Further discussion of the T-bill will be tabled until the old account is closed out.

VICE PRESIDENT: Catholic Campus Ministry (CCM) meeting was attended by Pam Barrett, Bob Cosgriff and Sean Coleman. CCM is wanting to construct a fairly large building. Highest point is approximately 32-43 ft. high. Concerns with this structure from the general public are 1) too high 2) not enough screening and 3) not enough parking and access. Issues regarding Mr. Robbins property are currently at a stand still. He hasn't submitted any new plans. Members are to see if there is any interest from committee people whether to have an all adult July picnic. Construction of Burke Lake Station property will begin in the near future. The contractor will be bring in fill, so we need to watch out for the trucks entering and exiting the construction site. Residents on the Burke Lake Station are gathering input for a petition regarding traffic calming measures to deal with increased traffic.

SECRETARY: Newsletter article will be due by Monday July 6th.

Next meeting will be July 21 at 7 pm at Kathy Bethany's house.

ACTION ITEMS:

1. Sean and Kathy will evaluate the sidewalks and paths.
2. Tami will get a copy of the minutes and accountants report to Mary Beth Pernicano.
3. Nancy will submit an article concerning Roberts Road if any new issue arise.

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
APRIL 6, 1998**

ATTENDEES: Sean Coleman, Kathy Bethany, Eric Maribojoc, Tom Barrett, Tami Verheul, Pete Scala and Denise Dinnen.

GUESTS: Nancy Rosenkranz

Nancy Rosenkranz presented the Board with the following information. The City Task Force is meeting with the city this week. The results of the questionnaires are the main focus of the meeting. The date for the final meeting of the Roberts Road land use will be brought to the Board's attention as soon as she finds out the details. Sharon Bulova's office is hosting a town meeting on April 9th. The agenda is not known at this time but Nancy thinks it is with the contractor regarding the expansion of Roberts Road. There is also another property for sale on Roberts Road near the Catholic Campus Ministries. We thanked Nancy for the information.

Pete called the meeting to order. Minutes for the March meeting were not available at the time of the meeting.

REPORTS FROM BOARD MEMBERS:

Spring Fling: Denise Dinnen has graciously accepted organizing this event. Since last year's event was such a huge success we will be following the same agenda as last year. The date for the Spring Fling is May 2nd with rain dates of May 3rd and May 9th. The event will run from 1-5 pm. Tami will provide 1000 paper plates and napkins. Pete Scala has offered the use of his grill and Denise is going to ask Bob Cosgriff for the use of his grill. Denise is going to ask John Stanley to help set up the games. Tami and Eric each volunteered to help with cooking on the grills. Tami will provide 3 card tables. Eric has offered a pinyata for the spring fling. A suggestion was made to provide containers for recyclables and garbage. The games that we will play consist of volleyball, croquet, and horseshoes. Music will also be provided. Signs must go up in the neighborhood two weeks in advance of this event. People with the last name starting with A-L will provide salads and last names starting with M-Z will provide desserts.

Architectural: At this time 6 applications have been approved by the ACC. No problems have been reported with the above applications. ACC is going to contact some houses in the neighborhood concerning their appearances. ACC will start these proceedings and report back to the Board if necessary. Tom will send out letters to people who have encroached onto the common areas reminding them of this matter.

Grounds: Sean is in the process of getting bids for mowing the common areas. Most bids are coming in at approximately \$1100 at month. The Board budgeted \$10,000 for mowing of the common areas for 1998. Sean is also going to order 2 ½ cubic yards of mulch to be used during the Spring Clean-up. The Board approved this purchase. (5-0) Denise Dinnen, Claire Coleman and Rose Scala will be in charge of purchasing flowers for the flower beds at the entrances to our neighborhood. John Morrison agreed to be the new Grounds person.

Neighborhood Watch: Eric received the new Neighborhood Watch sign and plans to install them during the Spring Clean-up. West Springfield Police Dept. told Eric that the cell phone we have was given to us under a federal program and we will have to contact the office in

Washington DC to get a new phone. The lamp that is used on the watch is not working. Eric replaced the battery but it still doesn't work. If replacing the lightbulb doesn't work, Eric will purchase a new lamp with funds from his budget. Eric recently completed a tour of the 911 facility at the Neighborhood Watch meeting.

Treasurer: Kathy has deposited all annual dues received into the new account at Crestar. She will close the old account out at First Union in about another month. Kathy sent out 15 notice of non-payment of the annual dues. Mary Quigley will submit a report on the auditing of our books and the preparation of our taxes after the tax season is over. Discussion concerning the purchase of T-Bills has been deferred until the May meeting.

Secretary: Articles for the newsletter are due April 9th. The newsletter will be ready for delivery on April 15th. All members are to call the houses on their route and remind homeowners of the spring clean-up and spring fling.

Vice President: There are no plans currently to widen Roberts Road at this end. In the long run there will be some sort of connecting path between Braddock Road and Roberts Road. The construction on Roberts Road south of Commonwealth will begin in April and finish later this fall.

President: The barrels have been placed on Still Meadow Road as a mock-up of where the future island will be placed. At this time the placement of 3 way stop signs is being deferred. In the long run, VDOT has the final say where they stop signs will be placed, we can only make a suggestion. The placement of \$200 speeding fee signs is also deferred at this time until the County decides whether this is legal or not.

Mary Beth Pernicano has agreed to chair the Welcome Wagon Committee. Issues concerning the RYS home in our neighborhood is a mute point. At this time there is not much we can do about this.

Pete made calls tonight with regards to the surveying of the common areas, but has not received any replies.

Agenda items: Automating our homeowner records.

Action Items this meeting:

1. Mary Beth will chair Welcome Wagon
2. T-bills will be discussed at the May meeting—Kathy
3. Call the homeowners on your newsletter route
4. Sean will call Bob Cosgriff to see if he will write an article for the newsletter.
5. Pete will invite Tom Johnson to the Spring Fling
6. Sean will order mulch for spring clean-up
7. Eric will look into permanent signs for the annual meeting, spring and fall clean-ups and flings.
8. Sean will call about the grass mowing on Roberts Road
9. Eric will bring master list of cars to the next meeting.

A motion was made, seconded and passed to adjourn the meeting. The next meeting will be at Tami Verheul's house on May 11th at 7:30 pm.

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
MARCH 9, 1998**

ATTENDEES: Sean Coleman, Eric Maribojoc, Kathy Bethany, Tami Verheul, Pete Scala, Pam Barrett, Bob Ambrogi.

GUESTS: Bob Cosgriff and Lloyd Bullard ----- 703-548-8334 – phone
703-548-3417 – fax
2701 Cameron Mills Road
Alexandria, VA 22302

RYS - Hickory Grove Home: Lloyd Bullard ,the Chief Operating Officer, and Bob Cosgriff were on hand to discuss the opening of the new group home located at 4371 Farm House Lane. The new program will be a short term, co-ed facility. Staffing will be double from the Lambda House with one awake overnight staff member. Total staff for the house will be 9 adults. The new group home is accredited with the Guild Welfare League of America, Mental Health licensing instead of Social Service and will be a treatment oriented facility. The home is considered a non-profit organization. At this time, Mr. Bullard assured the Board that the children who are placed in the house will be totally supervised and he does not anticipate any problems with the facility being located in our neighborhood. Rene Petaway will be supervising the group facility. Mr. Bullard is willing to have an open meeting to discuss any concerns with the homeowners if interest is shown by the neighborhood. Board members discussed asking our lawyer to check what recourse we would have if a problem does arise with the Hickory Grove home.

Pete called the meeting to order. Corrections to the February 9th meeting minutes were made and unanimously approved (5-0).

REPORTS FROM BOARD MEMBERS:

Grounds: Joe Shea regrettably resigned from the Board due to moving out of state. Sean is in the process of soliciting bids for mowing the common areas. At this time we do not have any bids. We are currently holding a check for service rendered last year but the company has gone out of business and currently we don't know where to mail the check. This is regarding mulch we had delivered.

Mowing of the area next to the sidewalk on Roberts Road is the responsibility of the County. Fairfax County point of contact may be reached at 246-2563. Dave Brown, Fairfax County Public Works, may be reached at the same number. Fairfax County point of contact for maintenance of the walkway on Roberts Road is Beck Halstead at 246-2581.

Architectural: 3 Applications are currently on file with the ACC. The applications consist of :
1) shutter color
2) a sun room addition
3) RYS application to remodel and add on to the existing house.

Two letters will be written concerning violations of encroachments of the common areas. Two people have complained to the Board in writing with concerns regarding a car parked in the grass and broken shutters at 4343 Still Meadow Rd. Lot #79. The rig at 4330 Still Meadow Rd. is in violation of the parking ordinances. Pete will talk to the owner and ask them to park somewhere else or they will be ticketed.

Neighborhood Watch: Eric received the new neighborhood watch signs from the West Springfield Police dept. Eric will ask for a new cell phone from the police department. The next neighborhood coordinator meeting will be March 25th. Eric has a crime report if anyone is interested in reviewing it.

Treasurer: 133 out of 198 checks have been received for annual dues. Still sort 65 payments. Hickory Groves has paid for the year. Kathy asked that a "last notice" be put in this month newsletter. Penalties will apply after 3/31/98.

Four different banks have been checked out and the Board voted (5-0) to move our checking account to Crestar. Kathy will leave the First Union account open for a couple of more month to make sure all our current checks clear.

Mary Quigley is in the process of auditing our books , preparing our taxes and writing a report for the Board. The Board approved Kathy's decision (5-0) to have Mary do this work for us.

Discussion of a new lawyer is deferred until later notice. T-bill discussions were also deferred until later notice.

Secretary: Newsletter articles will be due by March 25th with the newsletter being distributed on March 28th.

Vice President: Sean will ask VDOT to chalk out the placement of the island currently being considered for the entrance of Still Meadow Road. The final Braddock/Roberts Road meeting will be March 24th at Catholic Campus Ministry. Sean will ask Bob Cosgriff to attend for the Board. Sean will start soliciting bids for the survey work to be done on the common areas. The semi-rig that has been a concern is currently gone.

President: Annual meeting has to be announced 60 days in advance. The annual meeting will be held on October 20th. An announcement must be out in August.

Community Association Institute(CAI) standard membership is \$205. CAI membership contains information of homes on a web site. We would have access to information that we couldn't get otherwise.

Denise Dinnen will be asked to coordinate the spring fling. Pete will write an article concerning Joint Home Improvements. The lighted entrance issue is deferred until later notice.

Motion was made, seconded and passed (5-0) to adjourn the meeting. Next meeting will be at Tami Verheul's on April 6th at 7:30pm.

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
JANUARY 12, 1998**

Attendees: Pete Scala, Sean Coleman, Tami Verheul, Joe Shea, Eric Maribojoc, Kathy Bethany, Pam Barrett. 7:30 pm.

Pete called the meeting to order and passed out minutes from the October 6 , 1997 and December 17,1998 meeting. Minutes were read and unanimously approved (5-0).

REPORTS FROM BOARD MEMBERS:

Grounds: Several board members have walked through Rabbits Run and have come to the conclusion that the gravel dumping that was brought to the board's attention appears to be an accumulation over time. Several trees have fallen over paths in Rabbits Run and need to be cut up and moved . This effort will be part of the spring clean up. Sidewalk/paths on Roberts Road are a County obligation. Joe will call and find out what needs to be done to get the maintenance started in this area. Sean and Kathy will do an assessment of all paths and walkways and will report their findings at a later meeting. Kathy received a notice that clearing the way for laying sewer pipes in the new development would start soon.

Architectural: Pam was present for Tom. Nothing new to report at this time.

Neighborhood Watch: Neighborhood Watch signs are missing from Burke Station and Still Meadow road entrances. Eric will contact the Neighborhood Watch Liaison at the Police Department about getting replacement signs. Eric received information about another cellular service and is checking out rate information . Eric will update us at a later date about the rate plan.

Treasurer: Kathy passed out new copies of the final 1997 budget. Current balance in the account is \$20,038. Discussed wanting to put part of the balance in reserve to earn interest. Kathy will check with comparable banks for rates and will report back to the Board. Kathy will e-mail all Board Members a copy of the 1998 budget for review prior to the next meeting. Homeowner dues for 1998 will be announced in the January newsletter. HFCA dues are \$80.00. Motion was passed on the amount of dues (6-0). Due date for payment is February 27, 1998. The delinquency date is March 28, 1998.. Kathy paid the \$15.00 dues to the Braddock District Council. All signature cards were signed and returned . Kathy passed out new Kinko's credit cards to be used when printing HFCA materials at Kinko's. Kathy brought to the Boards attention that our account need auditing. Sean will recommend someone to audit our account in the near future.

Secretary: Newsletter will be passed out for distribution on January 24th. New copies of the distribution routes will also be passed out to the Board Members. All public announcements should be forwarded to the secretary to be included in the newsletter. Minutes of the January 1998 meeting will be e-mailed to all Board Members prior to the February 9th meeting for review.

Vice President: Truck law- Sally at Sharon Bulova's office stated that it is illegal to park a tractor/trailer rig on Cotton Farm Road. Parking the rig in the subdivision is inappropriate and the next time this is observed a warning will be issued. HFCA will start enforcing this issue.

Sean will write a letter to owner of the rig. Board will check into the car parked in the yard on the corner of Still Meadow and Farm House Lane. A warning will be issued when a violation is documented. The Park Planning Committee will meet on January 20th at Catholic Campus Ministry at 7:30 pm. The property at Roberts Road and Braddock will be up for discussion at the meeting.

President: Pete checked further into the cost of leaf pick-up. The cost of leaf pickup is \$.01 per \$100 of assessed value of your house. Trash pickup is \$240 per year. Both services are required by the County. The drawback of this service is only one trash and recycling pickup per week. Surveys will be included in the newsletter.

The following projects were discussed:

1. Survey Project: The motion was made, seconded and passed (6-0) to check into the cost of having the development re-surveyed. This issue was brought up in regard to the new development that is being built on Burke Station Road. The property of the new development will border our common ground area around Kathy Bethany's house. The Board does not want to lose any land or have debris from the new development dumped in our area.
2. Annual Schedule Project: This will be discussed at the next meeting.
3. Roberts Road project: Nancy Rosenkranz will at the next meeting to brief the Board on the traffic on Roberts Road. Nancy will be given allotted amount of time to discuss this issue.
4. Roberts Road traffic control project: There was another serious accident at the intersection of Roberts Road and Still Meadow Rd. No serious injuries were reported but one car was totaled. Sharon Bulova's office was notified concerning the accident. VDoT has decided to shave the hill at the intersection of Roberts Road and Still Meadow Road. Joe will prepare a letter for the Board requesting some sort of traffic control at the intersection of Roberts Road and Still Meadow Road.
5. Three -way stop signs project: Pete will request three-way signs in the neighborhood through VDoT . Second vote on this project was carried at the annual meeting.
6. Joe suggested that the neighborhood map be blown up to the size of 4 feet x 5 feet. By having maps this size, the homeowners will be able to see the areas discussed at annual meetings from the floor. Joe will take care of this project.
7. Addendum to the directory: Was suggested that we make an addendum to the current directory to include names, addresses and phone numbers of new members to the neighborhood.
8. Home-page: Not sure this is needed yet. This issue will be discussed further at future meetings.

Motion was made, seconded and passed (6-0) to adjourn the meeting. Next meeting will be at Sean Coleman's on February 9th at 7:30pm.

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 9, 1998**

Attendees: Sean Coleman, Tami Verheul, Joe Shea, Eric Maribojoc, Kathy Bethany, and Tom Barrett. Absent: Pete Scala. Time: 7:30 p.m.

REPORT FROM NANCY ROSENCRANZ:

Nancy Rosenkranz presented the board with the latest news regarding the Sager Avenue and Roberts Road traffic calming measures. The task force recently met with City officials to discuss preliminary results collected from area residents. No recommendations have been made at this time. The task force will seek information and report back to the City officials. The next meeting of the task force will be on March 11th. Nancy also discussed the land use issue concerning the corner of Roberts and Braddock Roads. There is no change in zoning at this time. According to Sharon Bulova's office, this land will not be used for commercial purposes. New zoning language will reflect a recommendation for sidewalks to be installed along all of Roberts Road and possibly a path to the park. No money is currently slated to fix our end of Roberts Road. The budget is planned out in 6 year periods.

Following Nancy's report, Sean Coleman called the meeting to order and minutes were passed out for the January 12, 1998 meeting. The minutes were read and unanimously approved. (6-0)

REPORT FROM BOARD MEMBERS:

Grounds: 1) A water main broke on Still Meadows Road and is in the process of being repaired. 2) Joe will put together an application and will start soliciting bids in about two weeks for mowing of the commons areas. 3) Spring clean-up is scheduled for April 18th from approximately 9:00 am to noon. A rain date for the spring clean-up will be on April 25th. As part of the clean-up, trees in the lower commons will be mulched. This area was not done in the fall. Fall clean-up will be scheduled on September 26th with a rain date of October 3rd. 4) Regarding a re-survey of the development, the previous survey of the neighborhood should still be on file but has to be physically checked-out. To be checked are property lines and encroachment on community property.

Architectural: 1) No applications for architectural review at this time. 2) Brenda Denny, Tom Harrington and Bob Ambrogi have offered to serve on the Architectural Committee. Tom will re-issue a letter to properties that currently encroach on the community property.

Neighborhood Watch: 1) Eric has ordered two new neighborhood watch signs for the entrances to the community. He suggested that a new post be installed with the sign on the Burke Station Road entrance. 2) Eric also ordered a Crime Report for 1997 from our local branch of the Fairfax County Police Department. The police station was given schedule of our neighborhood watch. 3) Eric is still gathering information about a new cell phone for the neighborhood watch program. 4) No reports of trouble by any of the Neighborhood Watch Patrols.

Treasurer: 1) Motion was made to accept the budget. (6-0). 2) Kathy will continue to look into different checking options for the association. 3) About ¼ of the annual dues have been collected at this time. 4) Our insurance isn't due until April. 5) Sean referred Mary Quigley as a person to contact about preparing the association's taxes and performing an audit on the

Treasurer's books. This should be done by March 15, 1998. 6) Discussions concerning a new lawyer for the association was deferred until next month.

Secretary: 1) Newsletter articles are due to Tami by February 18th. The newsletter will be distributed on the weekend of February 21st. 2) Microsoft Publisher was purchased by HFCA for use by the secretary in preparing the newsletters.

Vice-President: 1) Joe and Sean will meet with VDOT engineers on February 12th concerning the problems with the entrance on Roberts Road. Kathy will provide Sean with the results from the January newsletter survey concerning the Roberts Road entrance. 2) Braddock District dues have been paid.

OTHER BUSINESS:

1. A future newsletter will contain a questionnaire with the following questions:
 - A. Do you want a lighted entrance on the Burke Station Road side of the neighborhood?
 - B. Do you want your monthly newsletter sent to your household via e-mail instead delivered to your door?
 - C. If you have an e-mail address, do you want it included in the next Directory?

If the questionnaire shows a favorable response to question A, then the Board needs to check out the cost of this utility.

2. A motion was passed (6-0) to get estimates on surveying the commons areas. Pete was volunteered for this task.
3. The three way stop sign issue was deferred until the results of the survey were counted.
4. Homepage- not enough interest shown at this time
5. Spring party will be held on May 2nd with a rain date of May 9th. Times will be 1-5p.m.
6. Fall fling will be held on September 19th. Times will be 1-5 p.m. The Board will ask Denise to coordinate this event. This will be a potluck with each family bringing their own meat.
7. Motion was made and passed (6-0) to allocate funds for bird houses in the commons.

Motion was made and passed (6-0) to adjourn the meeting. The next meeting will be at Kathy Bethany's on March 2nd at 7:30 p.m.

HICKORY FARMS COMMUNITY ASSOCIATION
Board of Directors Meeting

December 17, 1997

Attendees: Pete & Rose Scala, Sean & Claire Coleman, Mary Beth & Rick Pernicano, Kathy & Chuck Bethany, Tom & Mary Johnson, Joe Shea, Tom & Pat Barrett, Eric & Clarisa Maribojoc, Tami Verheul, John Stanley, Bruce Bernhardt.

1. **Secretary Report:** Bruce reported minutes for the Board Meeting of October 6th and additional prior Board meetings would be provided prior to next Board meeting. Board deferred approval of 10/6/97 Minutes until January meeting.

2. **Reports from Board Members:**

2.1 **Architectural Control Committee:** Kathy handed out a summary report for 1997 that will be included in the December newsletter. (See attached) Twenty five applications were received and approved by the ACC in 1997. Kathy thanked the members who served on the ACC, Greg Gillette, Charlotte Clinger and George Rosenkranz.

2.2 **Grounds:** Joe Shea and Tom Johnson provided a joint summary report for 1997. - The Fall Clean-up went well and there was a good turn-out for the event.

- Joe will receive log book from Tom.
- County representative called Tom and reported that Roberts Road path is a county responsibility. A work order to inspect the path for overgrown, water or drainage problems is in progress. No date on when inspection will occur.
- Tom received a \$300 bill for lawnmowing. Joe will follow-up.
- Tom reported we are waiting on a response for the mulch bill. The company has gone out of business. Tom will provide a letter.

The Board discussed the tree which has fallen across the path by Rabbits Run.

This is a large tree trunk and will need a large chain saw to cut. Pam reported that it appears that gravel is being dumped near the stream along Rabbits Run.

Board members agreed to take walks back through the area to investigate. Joe indicated that a map showing the common areas to be maintained by the annual lawnmowing contract has been developed.

2.3 **Neighborhood Watch:** A new schedule covering the first half of 1998 has been developed and will be distributed with the next newsletter. John provided a summary report that will also be sent to each homeowner.

2.4 **Treasurer:** Mary Beth provided copies of the 1997 Budget/Actuals report and the proposed 1998 Estimated Budget. The final 1997 figures are awaiting the December printing cost and Rules & Regulations printing costs.

2.5 **Secretary:** Next newsletter will be delivered to each Board member by 8:00 am on Saturday, 12/20. All articles should be in by Wednesday evening. Draft will go to the printer on Thursday (Friday worst case).

2.6 **Vice- President:** Sharon Bulova, District Supervisor, is looking to form a Park Plan Policy Group. If anyone is interested, they should contact Pete or Sean for more details. Sean discussed the plans to develop the property at Roberts Road and Braddock Road. Six parcels are currently rated R-1 (estimated 12 acres). Current owner wants to develop. His proposal has been held off. Sharon wants a committee to evaluate options to develop the land. Tom and Pam will talk to Sean about volunteering for the committee. The committee should only be active from January to approximately March.

2.5 **President:** Pete presented the following topics/issues:

- Leaf Vacuuming: Several homeowners have inquired about leaf removal. Initial investigation revealed that if the county provides the service, a lean will be placed on each homeowner's property for approx. \$240.00. Additional investigation is needed on this subject and will be taken up by the 1998 Board.
- Copies of the Rules & Regulations were not available in time for the HFCA General Meeting. Based on passage of the document tonight, copies will be distributed with the next newsletter.

Motion: HFCA Board approve the HFCA Rules & Regulations as amended (copy attached to these minutes) and distribute individual copies to each homeowner. Motion was seconded and approved unanimously (6-0). The effective date of the Rules & Regulations is 12/17/97.

- Pete thanked the 1997 Board members for their efforts this past year.

3.0 New Business:

3.1 **Transition to 1998 Board:** Following discussion of job responsibilities, the 1998 Board positions were accepted:

President:	Pete Scala
Vice President:	Sean Coleman
Treasurer:	Kathy Bethany
Secretary:	Tami Verheul
Grounds:	Joe Shea
Neighborhood Watch:	Eric Maribojoc
Architecture Control Committee:	Tom Barrett
Welcome Wagon:	Pete Scala (pending coordinator)

3.2 Based on a discussion by the full Board, the following motion was made:

Motion: The HFCA Board authorized the HFCA to pay for the cost of the December Board meeting, including dinner charges. The motion was seconded and approved unanimously (6-0).

4.0 Meeting was adjourned at 9:10 pm.

BJB

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting January 10, 1997

Board members in attendance: Pete Scala, Sean Coleman, Mary Beth Pernicano, Tom Johnson, Kathy Bethany, Bruce Bernhardt.

1. Secretary Report – Bruce Bernhardt: Minutes of the December 2, 1996 Board meeting are not completed. Minutes will be provided at February 10, 1997 meeting. Transition from Andrea Jones to Bruce Bernhardt will be completed by January 16, 1997. Recommendation was made to use E-Mail to communicate between Board meetings. Bruce will solicit Board member E-Mail addresses from each Board Member.

2. Reports from Board Members:

Grounds – Tom Johnson: (1) The poplar tree removal, announced at the Annual Meeting, has generated additional interest and questions concerning the \$4,000 bid. Tom has received additional input from Darlene Whetstine indicating the tree removal may be accomplished for as little as \$1,800. Tom will investigate. Key issues include insurance, bonding, references and equipment needed to safely take down the tree. Tom will seek best and final bids. The Board decided to wait pending further investigation before authorizing a signed bid and actual tree removal. Suggestion was made to put bid proposals (like the poplar tree removal) in the HFCA Newsletter to allow maximum input from homeowners. (2) Tom has one bid for the common area grounds maintenance (current contractor). He will solicit more bids, focus on a bid process and report next meeting. (3) Spring and Fall clean-up dates have not been determined yet. (4) Tom will contact Fairfax County concerning repair of the Roberts Road footpath. He will start with Florence in Sharon Bulova's office. Tom and John Stanley will complete transition by next meeting.

Neighborhood Watch – for John Stanley: Schedule for first half of 1997 has been published and distributed. There will be a meeting on Tuesday with County Police. Transition from Kathy Gillette to John Stanley is in progress and will be completed by next meeting. There were no major crime issues to be reported or discussed.

Treasurer – Mary Beth Pernicano: **Current Balance is \$ 16,217.00, with no bills pending.** (1) Computerization of records is in progress. (2) 1997 Assessment will be included with January 1997 HFCA Newsletter. Assessment amount will be \$80.00, same as 1996. Dues will be due in January and collected by March 1997. One homeowner still has not paid 1996 assessment. Same homeowner owes for 2 assessments, although not consecutive years. Assessment has been referred to HFCA lawyers. (3) Braddock Council Dues form is now due. (4) Suggestion was made to create a Special Assessment to cover special projects or unexpected expenses. Discussion ensued. Board elected to not recommend Special Assessment at this time. (5) Suggestion was made to discuss infrastructure issues and expenses (ex: \$10,000 Path repairs in 1996) in Newsletter. (6) There were two requests for Homeowner Packages.

Motion: Motion was made to approve 1997 HFCA Budget as proposed by Treasurer and distributed at 1996 Annual Meeting. Motion seconded and unanimously approved.

Architecture Control – Kathy Bethany: Transition from Satish Rao to Kathy is complete. (1) There is a pending review issue concerning a building request needing drawings. (2) Approach of the ACC will be to work with homeowners to avoid problems. (3) Kathy is forming her committee and is on the lookout for interested parties. She will include invitation to join ACC in Newsletter article.

Secretary / Newsletter – Bruce Bernhardt: January 1997 HFCA Newsletter schedule was decided: Input by 1/24, draft by 1/29, distribution to Board members by 1/31 and distribution to homeowners during the weekend of 2/1-2/2. Routes were selected by new Board members:

Pink 2	Pete	Orange 1	Tom
Orange 2	John (Tom will inform John)	Blue	Sean
Pink 1	Mary Beth	Yellow	Kathy
Green	Bruce		

Tom volunteered to make copies in place of Kinko's expense. Bruce will follow-up with Tom.

Vice President – Sean Coleman: Transition from Brenda Denny to Sean is in progress and will be completed by next meeting. (1) Sean provided a summary from Braddock District Council Meeting, including: HFCA is in Area 11 for snow removal. We are 5th out of 33 in priority. First priority for snow removal is highways, arterial + secondary roads are next. (2) Spot Improvements: Still Meadow + Roberts Roads intersection is #2 on the list! County is looking to complete top 5. (3) New welcome to Braddock District signs will be posted at 4 entrances. (4) 1997 sessions are beginning for development of Comprehensive Plan for the District. Volunteers are needed. Sean will submit an article for the Newsletter. (5) Nominations are needed for Citizen of the Year in Braddock District. The Board identified Bob Cosgriff as a potential candidate for his many years of service. Pete will ask Pam to pursue nomination for Bob. Need application by March 1997. Sean will get e-mail address for nomination form.

President – Pete Scala: (1) Roberts Road traffic control was addressed and spot improvement is in process. (2) Brenda and Pam will continue drafting rules and regulations for restrictive covenants.

Pete will get a status for next meeting. (3) There are two new neighbors and the Welcome Wagon will schedule visits to both new homeowners. Welcome Wagon needs additional members. Tom volunteered to help with baked goods. (4) New Directory will be updated and distributed in March 1997. Each Board member should verify input in Directory for houses on their Newsletter distribution route. Tom will try to scan old Directory into a file and give to Bruce. Bruce will accept all updates into one file. Board discussed selling advertisements in the Directory to raise money and cut cost of distribution but decided not to pursue at this time. Board did not want Directory used outside of HFCA homeowner distribution. Advertisers would want copies. Pete has found a replacement for (recently deceased) Ken Buchanan as Directory sponsor. Pete has updated the HFCA map in the center of the Directory. He distributed copies and they look excellent. House numbers are very clear in addition to log numbers.

3. New Business: (1) Community Improvements: Fences on Burke Station look great! Roberts Road Fences need work. There have been several incidents of driving across homeowner's properties and the common areas. Options of planting scrubs or decorative posts were discussed. No resolution was reached.

4. Next Meeting scheduled for February 10, 1997 at Kathy Bethany's house, starting at 7:30 pm. 9:53 pm meeting adjourned.

B.J. Bernhardt, 2/8/97

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting February 10, 1997

Board members in attendance: Pete Scala, Sean Coleman, Mary Beth Pernicano, Tom Johnson, Kathy Bethany, John Stanley, Bruce Bernhardt. Guests: Denise Dinnen.

Block Party – Denise Dinnen: The Board decided that the Spring cleanup this year would not include a picnic on the same day, as in prior years. The picnic would be replaced by the block party and held on a separate date as the Spring Clean-up. Denise will provide an article for the February Newsletter.

1. **Minutes** – Bruce Bernhardt: Copies of the December and January Board Meeting minutes were distributed and read by attendees. Motion was made to approve minutes of both meetings. Motion seconded and approved unanimously.

2. **Reports:**

Grounds – Tom Johnson: (1) Tom advised the Board of the status of the Poplar Tree removal. He discussed his findings on the background checks of the two lowest bidders and both were determined to be acceptable. Tom indicated he had received an Arborcultural estimate of \$1,800.00. Strictly Stumps provided an estimate of \$3,250 plus \$400 to grind the stump. The Board authorized Tom to seek best and final bids from Strictly Stumps and Arborcultural. Based on those final bids, Tom and Pete were authorized to make a final decision, sign a binding contract to remove the poplar tree and report back to the Board next meeting. (2) Tom contacted Sharon Bulova's office concerning holes in the street next to the upper common area on Farm House. The holes were filled almost immediately. Pete agreed to send Sharon's office a letter of appreciation for the fast action and positive result.

Neighborhood Watch – John Stanley: Two incidents were reported within our development, a window was smashed at 4375 Farm House and a mailbox was knocked down at 10005 Cotton Farm Road. Both incidents were reported to police. Speed traps are or will be set up on Farm House and Burke Station Road. John attended the quarterly Watch Meeting which included a tour of the 911 Center by NOVA. John reported that almost 50% of the calls to 911 are wrong numbers or testing phone numbers.

Architecture Control Committee (ACC) – Kathy Bethany: One application has been received for building a shed (replacing an old shed). Three members from last year's committee have volunteered to serve another year with Kathy. One additional application has been received. The Board discussed the new fence on Burke Station Road. Kathy agreed to check the ACC files to determine if an application was made to cover the new fence work. If not, the ACC will meet and discuss the fence and document their Approval of the design and construction of the multi-property fence. Kathy will provide additional information in the February Newsletter.

Treasurer – Mary Beth Pernicano: (1) The final 1996 Treasurer's Report was provided for discussion. Copy was provided for Secretary file. A review of past five year's landscaping expense revealed that the cost has stayed roughly the same. (2) The Board discussed the

Bylaws requirement to establish a Reserve Fund. A motion was made, seconded and approved to take \$10,000 from the current HFCA General Fund Balance and earmark as a Reserve Fund. These segregated funds will be used for capital improvements of HFCA property items. Sean and Kathy agreed to inventory the HFCA property items, conduct a life cycle cost analysis and report back to the Board next meeting. The \$10,000 will be placed in a 60-90 day Treasury Bill. Sean will get the application and the Board targeted May or June as timeframe to purchase the Bill. The Board voted to modify the 1997 HFCA Budget to reflect the \$10,000 Reserve Fund. The vote was unanimous. An article will be included with the March Newsletter with the revised 1997 Budget including Reserve Fund. (3) Mary Beth passed around and had signature cards updated for the 1997 HFCA Board. (4) The Shed on Lot #167 was discussed. The shed as it currently is positioned extends approximately two feet onto HFCA common ground. A lengthy discussion was held and the Board decided to take action concerning the permissive use of the common ground. Kathy agreed to visually survey the property line for Lot # 167. There was discussion that Lot # 169 may have a similar situation. Kathy will perform an inspection and report back next meeting. Bruce agreed to draft a memo to our HFCA lawyers requesting a property record be made of the permissive use of the common ground until the shed was replaced or the property was sold, whichever occurred first. Bruce will provide the memo to Mary Beth who will send to our lawyers for advise. The intent of the Board was to file a Deed of Easement until the shed was no longer resting on the common ground area. (5) The tarp on the roof at 10008 Cotton Farm was discussed. Pete and Sean agreed to visit the property and discuss the status of repairs with the tenants living there. Mary Beth requested a status when she sent the 1997 Assessment Notice to the property owner. Mary Beth will send another letter requesting status. (5) Dues for 1996 were collected from 196 of 197 possible homeowners. The lone non-paying homeowner is now subject to lien proceedings so that the dues can be recovered at the sale or disposition of the property. Mary Beth will provide a newsletter article for the February Newsletter.

Secretary/Newsletter – Bruce Bernhardt: (1) The final e-mail address was received for the 1997 HFCA Board. Meeting notices, agendas or other materials may be shared via email going forward. Bruce will send an email to the entire Board to insure that everyone has a full list of addresses. (2) Distribution of the January Newsletter, including 1997 HFCA Assessment Notice, occurred the weekend of February 1st and 2nd. (3) February Newsletter input is requested by 2/25. Draft for comments will be sent out by email on 2/27. Distribution is targeted for 2/28-3/1-3/2. Articles are expected from: Grounds, Neighborhood Watch, Treasurer, Architecture Control, President and Block Party. Bruce will use material provided by Mary Beth on hazardous waste disposal.

Braddock District Council Meeting – Sean Coleman: Nothing to report.

President Comments – Pete Scala: (1) The update to the HFCA Directory is targeted for March 1997. Each Board member is updating the homeowner information on their Newsletter distribution route. Pete volunteered to coordinate all changes and maintain the master copy. Tom successfully scanned the 1995 Directory and provided the file to Bruce. Bruce will give the disk to Pete. All changes should be made by next Board meeting. (2) Welcome Wagon visits are being scheduled for 9998 Cotton Farm, 4375 Farm House, and 10000 Tumbleweed Court. Sean will lead the first and Pete will cover the remaining two. Additional Board members volunteered to assist. (3) Pete was not sure of when the signs indicating speeders would be fined \$200 would be placed in HFCA. He will request the signs from Sharon Bulova's office.

(4) Pete asked for volunteers to attend the Fairfax County presentation on Rules & Regulations for Bylaws and Covenants on 2/25 at 7:30 pm. Pete, Bruce and Brenda will attend.

3. New Business

(1) A motion was made to stop providing stamps on the HFCA Annual Assessment return envelope.

The Board felt that the homeowners could support the first class mail expense. The motion was seconded, and approved unanimously. (2) Mary Beth indicated that we are saving monthly on the new cellular phone package we now have over the package we had last year. The monthly cost is about \$15.00. (3) Pete agreed to contact Brenda and Pam and determine when they will be reporting on the Rules and Regulations for Restrictive Covenants initiative they have been working on.

Next meeting was scheduled for 3/10/97 at Sean's house.

Motion to adjourn was seconded and approved at 10:18 pm

Bruce Bernhardt
Revised 3/4/97

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting March 17, 1997

Board members in attendance: Pete Scala, Mary Beth Pernicano, Kathy Bethany, John Stanley, Bruce Bernhardt.

1. Opening Comments – Pete Scala:

- a. John Stanley has new email address: jstanley@versatility.com
- b. Pete recommended the Secretary prepare a list of approved resolutions by the Board. Bruce will include with the minutes.
- c. Pete recommended the Secretary prepare a list of action items, sorted by Board Member. Bruce will include with the minutes.

2. Minutes – Bruce Bernhardt: Copies of the February Board Meeting minutes were distributed and read by attendees. Misspelled “secretary” and “treasurer” will be corrected. **Motion was made to approve minutes as amended. Motion and seconded and approved unanimously.**

3. Reports:

Grounds – Pete Scala:

- (1) The poplar tree was cut down for \$1,800. Minor damage to a fence was repaired. There was significant damage to the turf as a result of the tree removal. An estimate to fix the turf damage was received from the lawncare contractor who cuts the common area grounds. The estimate was for \$200. **Motion was made to authorize Tom to spend \$200 on repairs to the upper common area turf. Motion was seconded and approved unanimously.**
- (2) The Spring Clean-Up: Tom Johnson met with John Stanley and Bob Cosgriff to plan. The weekend of April 26th was targeted. Tom will write an article for the Newsletter. Newsletter should have a bright cover to herald the Spring Clean-Up. The Board discussed obtaining two truckloads of mulch for the clean-up. **Motion was made to authorize Tom to have two truckloads of mulch delivered in time for the Spring Clean-Up. Motion was seconded and approved unanimously.**

Neighborhood Watch – John Stanley:

- (1) Wednesday night, 3/19/97, is North West District meeting night. No incidents were reported.

Architecture Control Committee (ACC) – Kathy Bethany:

- (1) ACC met on Sunday, 3/9/97. The Committee approved a request to add a sky light on Cotton Farm Road. Also approved were applications for a wooden fence on Country Squire Lane and a new wooden shed on Still Meadow Road.
- (2) Additional work is being done without applications. A new window was put in without an Application. A fence was almost put in without an application. The homeowner called for approval in less than 30 days. Patio blocks have appeared in front of a house on Farm House Road. Rules and regulations are needed and needed quickly.
- (3) The shed on Lot # 167 has been removed and is no longer an issue.
- (4) The shed on Lot # 169 does appear to be partially on common area ground. There is a letter in the ACC file for Lot # 169 that informed the owners that they were not in compliance. Bruce has an open action item to draft a memo concerning granting the current owners a permissive use of the common area under the shed until the shed is removed and/or the house is sold.
- (5) Kathy agreed to provide an article for the Newsletter which captured the concern for applying for ACC approval prior to beginning a project. Kathy will assert the Restrictive Covenants and the 30 day notice rule used by the ACC.
- (6) The Board discussed how to determine when unauthorized construction/activity takes place. Pete indicated Board Members should observe activity while walking around delivering the Newsletter. Individual homeowner complaints are another source of reports of unauthorized construction.
- (7) Pending activity without applications:

- Shutters falling down,	Lot 79,	4343 Still Meadow
- Patio Blocks in front of house,	Lot 117,	10117 Round Top
- Basketball Net left on street,	Lot 70,	10021 Cotton Farm

Treasurer – Mary Beth Pernicano:

- (1) Mary Beth passed around sample reports which she is generating from the software package she is using. In the future, Treasurer reports will be mechanized.
- (2) Mary Beth provided sample comments from homeowners returned 1997 Assessment Forms. Comments included positive and negative contributions.
- (3) Mary Beth will provide a revised 1997 Budget for inclusion in the next Newsletter. The decision by the Board last meeting to designate \$10,000 to a Reserve Fund will be clearly displayed on the revised 1997 Budget. Mary Beth will explain the Reserve in her article. **Motion was made to approve the revised 1997 HFCA Budget with \$10,000 Reserve Fund. Motion was seconded and approved unanimously.**

Secretary/Newsletter – Bruce Bernhardt:

- (1) Next Newsletter will be published weekend after Easter. Articles should be delivered to Bruce by Tuesday, 4/1.

Braddock District Council Meeting – Sean Coleman: Nothing to report.

President Comments – Pete Scala:

- (1) Welcome Wagon visits will be made shortly to:
 - 4342 Farm House, 10000 Tumbleweed, 9998 Cotton Farm
 - Pete indicated that the Welcome Wagon will start providing a copy of the Restrictive Covenants during visits.
- (2) Pete, Bruce, Pam and Brenda attended a Fairfax County sponsored Rules and Regulations meeting on Tuesday, 2/25th. Pete provided highlights of the meeting. **Motion was made to authorize purchase of a Homeowners Association Binder (cost approx. \$10.00) as a reference guide. Motion was seconded and approved unanimously.**
- (3) Pete indicated he had sent the letter to Sharon Bulova concerning filling potholes.
- (4) The tank traps at 4304 Still Meadow will be removed shortly.
- (5) 4330 Still Meadow has a commercial truck parked in front. Truck owner is looking for alternative parking arrangement.
- (6) Tarp is down at 10008 Cotton Farm. Mary Beth is waiting on response for this year's Assessment.
- (8) Directory: Pete needs all changes. Still waiting on input from John, Bruce and Mary Beth.
- (9) Barbara Sipos has agreed to cover the cost of publishing the HFCA Directory.

New Business:

- (1) Next Meeting: Wednesday, April 23rd, at Sean's house. 7:30 pm.

Meeting adjourned
8:51 pm

B.J. Bernhardt
4/1/97

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting April 23, 1997

Board members in attendance: Pete Scala, Sean Coleman, Mary Beth Pernicano, John Stanley, Bruce Bernhardt, Tom Johnson.

1. **Minutes** – Bruce Bernhardt: Minutes from Board Meeting 3/17/97. Motion to approve as amended by John Stanley. Motion was seconded and approved unanimously.

3. Reports:

Grounds – Tom Johnson:

a. Work on the Upper Common Area: contract was signed and clean-up has begun.

b. Common Grounds Maintenance Contract was signed with Cardinal. Details include a 30 day out clause. Approval by Board by email worked well. For documentation purposes, the following motion was made, seconded and approved by email:

Motion: Based on the estimates received and recommendation provided by Tom, the HFCA Board authorizes Tom Johnson to negotiate and enter into an agreement with Cardinal for maintenance of Common Area grounds. Terms of payment should be extended throughout the course of the cutting season on a pay for service basis.

c. Tom received calls concerning the “Dumping” article in the last HFCA Newsletter. He also confirmed that both AAA and BFI pick up yard refuse every Wednesday during the Spring and Summer seasons. Tom will stop by and visit suspected dumping sites to speak with residents.

d. A tree has fallen down on the northern path behind the last house on the path. This is the second tree that has fallen on the northern path between Roberts Road and Cotton Farm Road. A third tree has partially fallen in the Lower Common area. This tree now needs to be taken down completely before it falls. All three trees will be targeted during the Spring Clean-up.

e. Spring Clean-up: Tom spoke to Jim Daniels and he will help with cutting trees during Spring Clean-up. Tom suggested that each Board member call or visit the residents on their distribution routes and remind them of the Spring Clean-up. Tom will arrange for the two loads of mulch to be dropped off in two spots, one on Cotton Farm and one at the Upper Common. Tom will use his truck to move mulch to the two entrances. Tom is looking for coordinators for each entrance. The main targets of the Spring Clean-Up will be 1) spread mulch, 2) cut trees, plant flower beds. The paths do not have to be opened all the way. Only a path needs to be cut through the fallen trees.

Several additional suggestions for the Clean-up were discussed, including having a sign-up sheet for email addresses, provide a money benefit for participating in the clean-up and target specific clean-up tasks. These suggestions will be discussed again at a later date. Tom

summed up with requesting for people to provide wheelbarrows, shovels, blowers, gas powered tools. Mary Beth volunteered with Ric to work the Burke Station entrance and Pete volunteered with Rose to cover the Roberts Road entrance.

Neighborhood Watch – John Stanley:

The phone battery went dead on the Watch cell phone. Cathy Gillette provided a replacement. The stop sign was reported down at Wheatfield & Country Squire and will be replaced. A mail box was reported knocked down on Farm House but the cause has not be identified.

Architecture Control Committee – Pete Scala:

Pete provided a summary of the chain link fence issue from last meeting. Research revealed that past ACCs may have approved the construction of a dog run made of a chain link fence design as long as it could not be seen. With the outside fence that fell down and is in the process of being replaced, the chain link fence can now be seen. Although no written documentation was found, the ACC will request the homeowner to include the chain link dog run in the current application that will cover the replacement fence. The ACC will then re-approve the specific application and will then have complete documentation on file.

Treasurer – Mary Beth Pernicano

Mary Beth reported that all dues for 1997 have been paid except 2. 10014 Cotton Farm and 4318 Farm House Rd. Mary Beth will try to contact each by phone. She already has walked around at the end of March to round up some of the other dues. There are two liens currently on properties for outstanding dues. Mary Beth indicated she will make application for the Treasury Bond once she gets the form from Sean.

Secretary – Bruce Bernhardt:

The May Newsletter schedule was discussed and it was decided that the next newsletter will be distributed one week prior to the Block Party. Pete will coordinate with Denise D. on the details for the Block Party. Once the Block Party date is set, the Newsletter date will also be set. Pete will communicate to the Board via email.

President – Pete Scala:

1) Pete indicated that Pam and Brenda have developed a draft set of rules and regulations. He will review and present to the Board for additional review and comments at a later date. An open meeting of the full HFCA will be held prior to enactment of all proposed rules and regulations.

2) Directory: Pete contacted Barbara Sipos and she confirmed to cover the cost of the Directory in exchange for advertising on the back cover of the Directory. The Board discussed expanding the advertising options in the Directory for the next republication to include additional advertisers. At the next Board meeting, specific projects will be discussed to target proceeds from any Directory advertising fees.

4. New Business:

a. Many yards need cutting. In the past, letters were sent out. Pete suggested that Board members walk around their distribution routes and identify bad spots. Then call specific homeowners and discuss in as friendly a manner as possible. Sean volunteered to walk around with John and identify yards that need cutting.

b. Dogs: Bruce discussed an incident on the North Path involving a dog from 10002 Cotton Farm.

The dog was unrestrained and left its property, crossed the stream behind the houses on Cotton Farm and came within 10 feet of Bruce and his wife Nancy, who were walking on the common area path. The dog was barking loudly and appeared threatening. After repeated calls from its owner, the dog finally returned to its property. Other Board members reported problems with a small white dog and piles of dog poop throughout the neighborhood. Bruce agreed to write an article for the newsletter and Pete will write one also.

Meeting Adjourned.

BJBernhardt 5/12/97

HICKORY FARMS COMMUNITY ASSOCIATION
Board of Directors Meeting
September 8, 1997

Board members in attendance: Pete Scala, Sean Coleman, John Stanley, Bruce Bernhardt, Tom Johnson, Kathy Bethany, Mary Beth Pernicano

1. Minutes – Bruce Bernhardt: Minutes from Board Meetings from May 1997 Through September will be available at the next Board Meeting. Motion to defer reading of minutes until next meeting was made, seconded and approved.

2. Review of Rules & Regulations Hearing – Pete Scala: 15 non-Board members were present representing 7% of the HFCA total membership. The Board discussed the approach to review comments and feed back, make final changes to the proposed Rules & Regulations, send out for one last review by the HFCA homeowners and then vote on the Rules & Regulations by the Board. Motion was made to revise the Rules for common review with cover letter stating two weeks to provide comments in writing. The HFCA will then vote on the Rules and Regulations. Motion was seconded and approved by a 5-0 vote. Pete Scala will redraft the Rules and Regulations.

The Board then

Reports:

Grounds – Tom Johnson:

a. Work on the Upper Common Area: contract was signed and clean-up has begun.

b. Common Grounds Maintenance Contact was signed with Cardinal. Details include a 30 day out clause. Approval by Board by email worked well. For documentation purposes, the following motion was made, seconded and approved by email:

Motion: Based on the estimates received and recommendation provided by Tom, the HFCA Board authorizes Tom Johnson to negotiate and enter into an agreement with Cardinal for maintenance of Common Area grounds. Terms of payment should be extended throughout the course of the cutting season on a pay for service basis.

c. Tom received calls concerning the “Dumping” article in the last HFCA Newsletter. He also confirmed that both AAA and BFI pick up yard refuse every Wednesday during the Spring and Summer seasons. Tom will stop by and visit suspected dumping sites to speak with residents.

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Spring Clean-up: Tom spoke to Jim Daniels and he will help with cutting trees during Spring Clean-up. Tom suggested that each Board member call or visit the residents on their distribution routes and remind them of the Spring Clean-up. Tom will arrange for the two loads of mulch to be dropped off in two spots, one on Cotton Farm and one at the Upper Common. Tom will use his truck to move mulch to the two entrances. Tom is looking for coordinators for each entrance. The main targets of the Spring Clean-Up will be 1) spread mulch, 2) cut trees, plant flower beds. The paths do not have to be opened all the way. Only a path needs to be cut through the fallen trees.

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Meeting Adjourned.

BJBernhardt 5/12/97

Farm Road. Also approved were applications for a wooden fence on Country Squire Lane and a new wooden shed on Still Meadow Road.

Additional work is being done without applications. A new window was put in without an Application. A fence was almost put in without an application. The homeowner called for approval in less than 30 days. Patio blocks have appeared in front of a house on Farm House Road. Rules and regulations are needed and needed quickly.

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Kathy agreed to provide an article for the Newsletter which captured the concern for applying for ACC approval prior to beginning a project. Kathy will assert the Restrictive Covenants and the 30

day notice rule used by the ACC.

The Board discussed how to determine when unauthorized construction/activity takes place.

Pete

indicated Board Members should observe activity while walking around delivering the Newsletter. Individual homeowner complaints are another source of reports of unauthorized construction.

Pending activity without applications:

- | | | |
|-----------------------------------|----------|-------------------|
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| - Patio Blocks in front of house, | Lot 117, | 10117 Round Top |
| - Basketball Net left on street, | Lot 70, | 10021 Cotton Farm |

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Mary Beth passed around sample reports which she is generating from the software package she is

using. In the future, Treasurer reports will be mechanized.

Mary Beth provided sample comments from homeowners returned 1997 Assessment Forms.

Comments included positive and negative contributions.

Mary Beth will provide a revised 1997 Budget for inclusion in the next Newsletter. The decision by the Board last meeting to designate \$10,000 to a Reserve Fund will be clearly displayed on the

revised 1997 Budget. Mary Beth will explain the Reserve in her article. Motion was made to

approve the revised 1997 HFCA Budget with \$10,000 Reserve Fund. Motion was seconded and approved unanimously.

Secretary/Newsletter – Bruce Bernhardt:

Next Newsletter will be published weekend after Easter. Articles should be delivered to Bruce by Tuesday, 4/1.

Braddock District Council Meeting – Sean Coleman: Nothing to report.

President Comments – Pete Scala:

Welcome Wagon visits will be made shortly to:

4342 Farm House, 10000 Tumbleweed, 9998 Cotton Farm

Pete indicated that the Welcome Wagon will start providing a copy of the Restrictive Covenants during visits.

Pete, Bruce, Pam and Brenda attended a Fairfax County sponsored Rules and Regulations meeting

on Tuesday, 2/25th. Pete provided highlights of the meeting. Motion was made to authorize purchase of a Homeowners Association Binder (cost approx. \$10.00) as a reference guide. Motion was seconded and approved unanimously.

(3) Pete indicated he had sent the letter to Sharon Bulova concerning filling potholes.

(4) The tank traps at 4304 Still Meadow will be removed shortly.

(5) 4330 Still Meadow has a commercial truck parked in front. Truck owner is looking for alternative

parking arrangement.

(6) Tarp is down at 10008 Cotton Farm. Mary Beth is waiting on response for this year's Assessment.

Directory: Pete needs all changes. Still waiting on input from John, Bruce and Mary Beth. Barbara Sipos has agreed to cover the cost of publishing the HFCA Directory.

New Business:

Next Meeting: Wednesday, April 23rd, at Sean's house. 7:30 pm.

Meeting adjourned

8:51 pm

B.J. Bernhardt

4/1/97

Hickory Farms Community Association

Board Meeting Minutes

October 6, 1997

Attendees: Pete Scala, John Stanley, Sean Coleman, Denise Dinnen, Joe Shea,
Tom Johnson

1. **Review & Approve Minutes from 9/8/97 Board Meeting:** Bruce informed the Board that the minutes have not been distributed and will be ready by next meeting.
2. **Rules & Regulations Hearing Feedback:** Comments from the Rules and Regulations hearing were discussed and modifications made to the proposed Rules and Regulations for HFCA. Items discussed included:
 - use of shall instead of will
 - where applicable, sections should apply to tenants as well as homeowners
 - other structures attached to or separate from should be clarified
 - HFCA will not provide certification of approval if non-compliance occurs
 - maintenance of existing fences
 - clarify gutters
 - clarify car ports not to be uses for storage
 - Architecture Control Committee minimum membership of 5 instead of 4
 - add date to ACC form
 - spell out the leash law
 - trash containers left on sidewalk
 - removal of newspapers from driveways after delivery
 - if ACC approves a request, can board approve
 - full time operation of trade or business within HFCA.

Following discussion modifications were made and Pete agreed to produce a final copy for distribution at the HFCA General Meeting.

3. **Fall Picnic and Chili Party:** Denise Dinnen, coordinator of the Fall Picnic and Chili Party discussed plans for the event. There would be no judging of the chili! A contest will be held next year for the best chili! The event will be made simple to encourage people to come. A bare bones approach will be planned. Ideas discussed included:
 - Children's Stuff: Joe & Trish
 - Stuffed Scarecrows: Tom to provide hay/straw
 - Mummy contest: kids with toilet paper
 - Pinyatta:
 - Apple Biting Contest:
 - Volleyball
 - Horse shoes
 - Croquet
 - Tape Player (boom box) for music:
 - Door prizes: no more than \$10.
 - Food- macaroni, rice, bread:
 - Truck: Tom
 - Bowls, spoons, forks, knives: HFCA provide
 - Hot cider, coffee HFCA provide
 - Boil hot dogs, buns HFCA provide
 - Signs: up 10/9, rain date 11/2
 - Date for input to newsletter: 10/14.

4. Reports:

- 4.1 **Grounds:** Joe volunteered to serve the remaining term for Tom Johnson as grounds person. This will be Tom's last Board meeting. Signs have been placed this evening for Fall Clean-up. Clean-up areas will include both entrances. Bulbs go in now and annuals go in Spring. Home Depot has the best bulbs. Each Board Member was requested to call everyone on their distribution route to remind them of the Fall Clean-up. Concerning the path on Roberts Road, Tom will call Florence in Sharon Bulova's office. Tom still has a bill for fixing the upper common area after the tree removal. Tom will call the landscaper for more information.
- 4.2 **Neighborhood Watch:** There were no crimes reported.
- 4.3 **Architecture Control Committee:** Nothing to report.
- 4.4 **Treasurer:** HFCA is current on all bills. Current balance is \$23,000. Mary Beth has the form for the Bond purchase.
- 4.5 **Secretary Report:** Next newsletter date is October 14th.
- 4.6 **Vice-President:** Nothing to report.
- 4.7 **President:** Roberts Road meeting at St. Mary's was a total waste of time. Nancy Rosencrantz has indicated to several Board members that more should have been communicated and sooner to the HF homeowners regarding Roberts Road. There is discussion of developing the property at Roberts Road and Braddock Rd. across from George Mason University. Several parcels will need to be consolidated. A special task force is being formed and HFCA will need a representative on that committee. Annual meeting is coming and Pete discussed topics including what to look for next year, major capital improvements and a summary statement for what happened in 1997. Welcome Wagon is behind on visits to new homeowners. The Welcome Wagon is in need of coordinators. Pete will approach Bob Cosgrith and Kathy Gillette. Sharon Bulova, District Supervisor will be invited to attend the HFCA Annual Meeting. She will address the current and planned development on Roberts Road and answer general questions from the attendees. Pete offered the following motion:

Motion: HFCA Board approves the HFCA Rules and Regulations with slight modifications suggested by Satish Rou and discussed earlier in this meeting. Motion was seconded and approved by a vote of 4 to 1.

Based on the approved motion, copies will be made of the Rules and Regulations and passed out at the HFCA Annual Meeting.

5. New Business:

5.1 Pete proposed the following motion:

Motion: HFCA Board accepts Joe Shea to fill the remaining term of Tom Johnson as Board Member and Grounds Chairperson. Motion was seconded and approved unanimously (5-0).

5.2 Next meeting will be communicated by email.

6. Meeting was adjourned 9:21 pm.

BJB

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting December 2, 1996

Board members in attendance: Pete Scala, Brenda Denny, Satish Rao, John Stanley, Mary Beth Pernicano, Andrea Jones. New Board members present included Sean Coleman, Tom Johnson, Kathy Bethany, Bruce Bernhardt.

1. **Secretary Report** – Andrea Jones: Minutes of the October 14, 1996 Board meeting were approved as read.

2. **Reports from Board Members:**

Architecture Control – Satish Rao: Satish provided a written report, (copy attached to Secretary's file copy). A summary of applications in 1996 was provided at the 1996 Annual HFCA Meeting. Satish recommended drafting a clear set of guidelines for the Architecture Control Committee to use. All three remaining ACC members are willing to continue if invited by incoming ACC Chairperson. There are no pending or unfinished business or requests.

Grounds – John Stanley: The poplar tree removal, announced at the Annual Meeting, will be scheduled as soon as the ground hardens. Heavy equipment will be needed to remove the tree. The budgeted amount is \$4,000. Drug paraphernalia was found in the lower common grounds. John moved one of the HFCA benches at the lower common ground area.

Neighborhood Watch – for Kathy Gillette: Anyone observing kids smoking dope should contact the police. The police will not identify the caller to the kids. Speed trailer will return next week. HFCA will get a new cellular phone, 6 watts, to replace the old phone, 3 watts. There was a windshield reported smashed on Still Meadow (Dow). Also, at the northern corner of Still Meadow and Farm House a vehicle was driven across a homeowner's lawn.

Treasurer – Mary Beth Pernicano: A few bills remain to be paid and will be in the next couple of days. One homeowner refused to pay dues. Lien was placed on property.

Vice President – Brenda Denny: Letters were mailed. One homeowner refused to sign for letter.

President – Pete Scala: Letter was sent to Sharon Bulova's office concerning Still Meadow and Roberts Roads intersection. Due to accidents and potential for injury, Intersection was recommended as candidate for spot improvement in 1997. Fairfax County is looking at the intersection. Mary Beth suggested flashing yellow lights to denote speed limit. Question was raised concerning when HFCA will post signs saying people caught speeding will be fined \$250.00. No answer provided.

New Directory is targeted for update and distribution in Spring 1997. Pete and Bruce will work on getting updates and revising current Fall 1995 Directory. New Board members will assist

based on their distribution routes. Pete will take a shot at updating the HFCA map in the center of the Directory. The current one does not clearly show house numbers.

Brenda Denny and Pam Barrett will continue working on restrictive covenant rules and guidelines.

3. Transition to 1997 Board – Pete Scala: Based on election at the 1996 Annual Meeting, the new HFCA Board members transitioned to 1997 positions, including:

President	Pete Scala
Vice President	Sean Coleman
Treasurer	Mary Beth Pernicano
Secretary	Bruce Bernhardt
Grounds	Tom Johnson
Neighborhood Watch	John Stanley
Architecture Control	Kathy Bethany

4. Next Meeting scheduled for January 10, 1997 at Pete Scala's house, starting at 7:30 pm.
Meeting Adjourned.

B.J. Bernhardt
2/8/97

HICKORY FARMS HOMEOWNER ASSOCIATION

DIRECTORS' MEETING AGENDA -- NOTES

January 12, 1998

Correction of Minutes from December 17, 1997

Reports from Board members (status of turnover – including files and Kinko's cards -- and questions on responsibilities, By-Laws)

Architectural Control – (Tom) *No contact yet. Will review truck legality.*

Grounds – (Joe)

Gravel in Rabbit Run? *Apparently not a problem. We need to keep an eye out for dumping, however.*

Sidewalk on Roberts Road. Mowing by Bernhardt's house on Roberts Road.
Will follow up on these

Tree in common area – *Still needs to be cut up, it's blocking the path, will do during spring clean-up*

Neighborhood Watch – (Eric)

Neighborhood Watch Signs on Cotton Farm. *Will look into replacing the missing one, and straightening out the other one.*

Treasurer – (Kathy) Budget approval, T-Bill, Signature Cards, Assessment notice, BDC dues, insurance *Will redo budget. Will check on T-Bill or just a CD. Will check on changing banks. Will put together assessment notice. Voted on amount, will keep it at \$80. Signed check for Braddock District Council, gave to Sean to deliver (he did- 1/14/98). Will look into surety insurance.*

Secretary – (Tami) Newsletter, newsletter route, advertising, public announcements
Will write article looking for advertisers. Will include public service announcements.
Promulgated newsletter routes.

Vice President – (Sean) Trailer truck cab, Park planning committee

President – (Pete) leaves, Annual Schedule, projects (lighted entrance signs? Survey open areas? Raise path?), Roberts Road development, Roberts Road Committee Rep, Roberts road traffic light (another accident on Friday), Three-way stop signs, home page
Got e-mail addresses for everyone.

Next meeting time, place

February 9, 1998 at Sean's house

Action item review

1. *Review truck rules for white truck – Tom Barrett, Sean Coleman*
2. *Disk with HFCA Map on it to Joe to make a big map – Pete*
3. *Make big map -- Joe*
4. *Talk to Barbara Sipos about sponsoring home page, newsletter advertising -- Pete*
5. *Call Nancy about meeting 9 Feb, 10 minutes – Pete*
6. *Review calendar, put together newsletter article on upcoming events – Pete*
7. *Call VDoT to see how we request 3 way stop signs. – Pete*
8. *Hand out minutes to last year's board members, Mary Beth, John Stanley – Pete*
9. *Review last year's minutes -- all*

Adjourn

HFCA BOARD OF DIRECTORS
July 15, 1996

The seventh meeting of the HFCA Board of Directors was held July 15, 1996, at the home of John Stanley. The meeting was called to order at 8:00 p.m. by President Pete Scala. All board members were present except Brenda Denny, Vice President.

The minutes of the June 11, 1996, meeting were read and accepted.

Architectural Control - The report by Satish Rao is attached and hereby made part of these minutes.

Grounds - John Stanley reported the costs for thunderstorm damage clean-up on the common grounds as \$700. We also spent \$225 to remove the cut up pine tree on the common area behind Kirk Randall's home. An article was prepared for the newsletter which reported the above costs to the homeowners with the goal of soliciting volunteers for future clean-up needs. John also submitted a spreadsheet which indicated costs for replacing Roberts Road and Burke Station Road fences with trees. The spreadsheet is attached and hereby made part of the minutes. Upon discussion by the Board it was generally agreed that we probably do not have enough room between the roads and our property lines to plant the trees. The Board also discussed thunderstorm damage to a tree which was located on the common grounds but fell into the Ito's yard at 10115 Round Top Court. The Board voted that even though the Ito's paid for the clean-up, a portion of which would have been the responsibility of the Home Owners' Association, we cannot establish the precedent of reimbursing the Ito's because we have no way to determine our apportionment of the cost. Clean-up was completed before the Board had an opportunity to assess the extent of the damage caused by the common grounds tree and to obtain an estimate for clean-up. Kathy Gillette moved that the Board obtain the services of a horticulturist to assess the life of the Poplar Tree on the common grounds to determine the estimated additional life of the tree. The Board is concerned that a major storm may cause that tree to fall and cause extensive damage to surrounding properties--Action: **John Stanley**. **Mary Beth Pernicano** is to research the Association's insurance policies to determine if storm clean-up costs are covered. She is to also determine if the policies cover damages to homeowners' properties located near common grounds. Mary Beth reported that John Shea, 4356 Farm House Lane, reported the previous homeowner had left some heavy playground equipment on the common grounds near his newly-acquired property. **Mary Beth** will contact the real estate company which handled the sale to determine if the former homeowner will remove the equipment before the Board attempts other action.

Neighborhood Watch - Kathy Gillette reported one incident which occurred approximately three weeks ago. Bob Sottile had observed a suspicious vehicle in the neighborhood. Bob called the police

and chased the vehicle at approximately 60 mph through the neighborhood. Kathy is to prepare a note for the neighborhood watch volunteers to caution them against taking this type of action in the future. The role of the neighborhood watch program is to observe the neighborhood and if they see suspicious activity, call the police. They are not to approach the suspected perpetrators. Kathy was given a copy of an article which appeared in the Washington Post recently regarding the ability to obtain information on parolees living in the neighborhood. She acknowledged that the topic will probably be on the agenda for the upcoming meeting at the West Springfield Police District. Kathy discussed her personal plans for an apple butter cook off to be held near her home on Columbus Day weekend. She was advised to consult the covenants for restrictions and to ensure compliance. The Board also said that if the fire department will permit it, it's acceptable to the Board. Kathy is to also look into obtaining signs which state the existence of a neighborhood watch in Hickory Farms and have them posted near the entrances.

Treasurer - Mary Beth Pernicano reported a balance of \$21,737.74 in the treasury. Three notices were sent to homeowners who had not paid their dues. Two are still outstanding. She also presented a certified letter received from Harold A. Logan, Assoc., P.C., which provided a soil report for three lots on Burke Station Road near Hickory Farms property. File number is county plan # 8755-SR-01-1. Pete will check with Pam Barrett, former President, and decide if we need to contact the HFCA attorney regarding this matter.

President - Pete Scale reported on the VDOT traffic control issue. He did speak with the VDOT representative who expressed her opinion that stop signs will not do much to control speeders in the neighborhood. Legislation has been passed, however, to fine speeders \$200 for speeding in residential neighborhoods. Appropriate signs would need to be posted. The Board of Supervisors must request Virginia approval for implementation. Enforcement methods have not been decided between the police departments and the judges yet. Also, Pete will contact the police, to discuss speed traps--perhaps also using the signs which indicate the speed vehicles are moving. Pete also reported he met with Mr. Moon, a representative from Sharon Bulova's office, and a representative of the school board's transportation authority to discuss what we can do to establish bus transportation for the Frost and Woodson students. He was basically told that we would have to identify another neighborhood with bus service and persuade the school officials our students are at a greater risk when walking to school than the other students. Pete said it was not a wildly successful meeting. The restriction against providing bus service to those who live within 1 1/2 miles of the schools is derived from the Virginia law which states that all students who live within 1 1/2 miles of school or a school bus stop must attend school. Mr. Sullivan said that if he could, he would provide a list of exceptions to the 1 1/2 mile rule.

Gordon Lawrence

Gordon Lawrence and Johnny Fort were the representatives from the school in attendance at the meeting.

The Board decided to hold its next meeting on August 19, 7:30 p.m., at Kathy Gillette's home. The meeting was adjourned at 10:00 p.m.

Respectfully submitted,



ANDREA JONES

REPORT OF THE ARCHITECTURAL CONTROL COMMITTEE

Satish Rao, July 15, 1996

There were few developments during the past month.

1. 10117 Spinning Wheel has very recently applied for a new porch. The application appears very normal, and I will consult the ACC and follow up very shortly.,
2. 4360 Harvester Lane (new owner) has recently applied to change colors on shutters, garage doors, and trim, and also a new roof. The application appears normal, and again I will shortly follow up.
3. Regarding the yard clean-up at 4372 Harvester Farm: I spoke with his neighbor, Lobb, to get his comments. He did not appear very concerned, except that he "would like" to see someone speak with the Aggarwals about the yard. He was beginning to "learn to live with it." Then I spoke with the tenant, Aggarwal, and walked the yard with him. The grass is cut regularly, but not along the edges of the woods or the difficult-to-get-to areas such as under the deck. I personally did not think the undergrowth along the edge of the woods looked bad, after all, it is a natural woods. The larger shrubs need to be pruned back. The front yard has weeds. The sidewalk needs edging. Aggarwal agreed to do as much as he could, since he only has a lawn mower. He immediately did more mowing around the edges of his yard, but does not have a trimmer, grass edger, etc. The yard looks better now, but could still use the edging and trimming. About a week back I handed over to Pete Scala a letter to the owner, regarding the clean up of his yard and the graffiti. Pete is sending the letter by registered mail shortly.
4. I have briefly checked the progress of the front porch at the Sotilles. The concrete pad, the front posts, and the flat beams are up so far. Not enough to gauge the appearance yet. Appears normal so far.

filename: homeowne\report.j15

Cost estimates for lining the streets with trees:

The following chart is a cost estimate for lining the Burke Station and Roberts Roads community fencing with trees and/or bushes. Although this is viable alternative, I have not received confirmation that we can indeed plant these outside the fence line. County ordinances require buffer zone between the street and property line. Our current fencing is close to that line. Also, a factor is the limited space in many area's between the fence and side walk. Especially along Roberts road, this space is less than a foot. Keep in mind that these trees grow in all directions. Unless we keep them trimmed (cost!!!), they will grow in width out towards the road as well as towards each other and the fence.

All costs are based on verbal quote given by Merrifield Garden Center. This outfit is consistently more expensive than other tree farms (10-20%). However, it is comparable to the costs we would receive from a landscape company.

Respectfully submitted to the HCFA on July 15, 1996 by John Stanley (1996 Grounds chairman).

	Growth	Maturity	Cost/per	# Required	Total
Leyland Cypress:	30x10	15 yrs	\$40	280	11,200
Juniper Hollywood:	15x5	15 yrs	\$40	560	22,400
Juniper Wichita Blue:	15x10	15yrs	\$60-90	280	21,000 (\$75)
Arborvital Pyramidal:	14x4	8 yrs	\$20	700	14,000
White Pines:	30x20	15 yrs	\$25+	140	3,500
Various Holly bushes:	8x5	8 yrs	\$20-30	560	14,000 (\$25)

Hicks Yew tree:	14x4	10 yrs	\$25-30	700	17,500 (\$30)
Photina tree:	9x5	8 yrs	\$25+	560	14,000

1 - Number required is calculate on a total coverage of 2,800 feet divided by the width of the tree.

2 - All costs are for young tree/bush. As maturity and size increase, so does the cost.

3 - We have been offered a 10% discount off of purchase. Negotiable.

4 - Installation is commonly figured at 60% of total cost of tree/bushes. Negotiable.

5 - One year guarantee is included in installation price. However, there are restrictions based on our ability up keep the tree (water, fertilize and trimming).

HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
August 19, 1996

The eighth meeting of the HFCA Board of Directors was called to order at approximately 7:30 p.m. All members were present except John Stanley. The minutes of the July 15, 1996, meeting were approved with corrections. Members presented the following reports:

Architectural Control - Satish Rao: A report of the architectural control committee is attached and made part of these minutes. Satish also recommended that the Board might wish to investigate the possibility of obtaining group rates for homeowners' maintenance; e.g., gutter cleaning, painting, roofing, fences, tree trimming, window cleaning, and power washing. He will draft an article for the newsletter.

Treasurer - Mary Beth Pernicano: Mary Beth reported that she had researched the Association's liability policy, and our policy provides coverage for damage to homeowners' properties only if the Board acts in a negligent manner. It does not cover homeowners' clean-up costs (or the Association's) incurred as a result of thunderstorms. She also reported that the parallel bars which were left behind after the former homeowners moved away from 4356 Farm House Lane have been removed. Dates were tentatively agreed upon for the Octoberfest and annual meeting--October 19 and October 22, 1996, respectively. Brenda Denny agreed to call Green Acres Elementary School to determine if the school is available on October 22. She also reported that 2 homeowners still have not paid their dues. There is a balance in the treasury of \$19,000. Mary Beth will draft a newsletter article regarding the recent death of Ken Buchanan.

Neighborhood Watch - Kathy Gillette: Kathy reported that she attended the July 17 meeting at the West Springfield Police District where gang violence was the topic for discussion. Reportedly, gang violence has not been a problem for a while. There are, however, some "smash and grab" crimes occurring in Saratoga and Crosspoint. She also indicated that juveniles setting brush fires has been a problem and she will draft an article for the newsletter. The issue of obtaining parolee records will be discussed at the next meeting of the neighborhood watch coordinators. Kathy will also draft an article for the newsletter reminding Neighborhood Watch volunteers of the necessity for completing the incident records, that they are responsible for obtaining a replacement if they are unable to do the watch, and also reminding them not to pursue perpetrators--just call the police.

Vice President - Brenda Denny: Brenda suggested that the Board consider a way to monetarily reward homeowners who had done the most to improve their property, perhaps by not requiring them to pay their dues for that year. There was discussion that we would not really have an effective way to measure progress against a baseline standard. She then volunteered to lead a Hickory Farms Pride Walk to walk through the neighborhood and identify properties which do not meet the spirit and intent of the covenants and issue letters to them. We would also recognize those homeowners who maintain their property in an excellent condition in a newsletter article.

President - Pete Scala: No report of traffic control progress. Pam Barrett will check and see if the previously reported plan for developing Burke Station Woods is the same issue her board had handled. Pete reported he had received 2 phone calls, 3 letters, and had conversations with several homeowners who are concerned about the issue of the fences along Burke Station Road and Roberts Road. Their feelings are that the Board should enforce the covenants and force the homeowners' on whose property the fences are located to maintain them properly. Pete will ask the Association's attorney to look into the Burke Station Woods issue as well as how to best enforce the covenants. He will report on this at the annual meeting. Pete also reported there has been no contract awarded to replace the curbs, sidewalks and gutters. He reported that the welcome wagon visited 7 new families, 2 still to be contacted. Pete asked that the Board members who are not going to run for election to the Board for the next year contact someone who might be interested in running.

The next Board meeting will be September 16, 1996, at Brenda Denny's home.

Respectfully submitted,



ANDREA JONES

REPORT OF THE ARCHITECTURAL CONTROL COMMITTEE
Satish Rao, August 19, 1996

4359
Horse
Lane

4301 Still March

There were two applications during the past month: one for an accessories shed, and the other for a front porch. The former was first submitted with excessive height, then re-submitted, and was approved as resubmitted. The porch application is still under consideration, awaiting more information.

The shed application raised an old, recurring question as to height restrictions, because our Covenants do not adequately address this issue, and past ACC's have given very diverse rulings. As a result, there are several sheds in the neighborhood that violate County bylaws. For instance, this shed, as first applied for, was identical to one across the street, and violated County bylaws, but we could not have rejected it because it did not violate any Covenant. I therefore made detailed inquiries with the County, got their bylaws in writing, and persuaded the homeowner to revise his plans. I am proposing to write an item in the next newsletter, briefly explaining the rules, and setting a *written standard* for future ACC's, since an accessories shed is by the far the most common improvement homeowners apply for.

I may propose a similar note about front porches, since this is the next most common item, and again, a standard should be established for future ACC's.

I believe the above two items could benefit from a revision to the wording of the Covenants.

HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
September 16, 1996

The eighth meeting of the HFCA Board of Directors was called to order at approximately 7:30 p.m. All members were present except Satish Rao. The minutes of the Aug 19, 1996, meeting were approved with minor corrections. Members presented the following reports:

Architectural Control - Satish Rao: A report of the architectural control committee is attached and made part of these minutes. Although Satish indicated he had not received any response to the newsletter article wherein we asked homeowners to indicate their interest in obtaining group rates for home improvement projects, several of the other Board members had been contacted directly.

Homeowners interested in roof repair/replacement are:

Cobb, Whetstine, Gillette, Stanley, Pernicano, Klingeman, Cortez, Rios, Buchanan, Mitrano, Scala, Jones

The Whetstines are also interested in acquiring a lawn service and perhaps driveway repair. Ms. Whetstine suggested that homeowners interested in having driveway repairs done might be able to obtain a group rate from the contractor replacing sidewalks for VDOT.

Satish and Brenda Denny, Vice President, reported on their recent inspection of the community. Their report is attached and made part of these minutes. The Board agreed to send letters to homeowners who were in violation of the restrictive covenants for the first time. The Board also agreed to request that the Association's attorney send letters to homeowners who are repeat offenders **Brenda will draft letters** for Pete Scala to sign or forward to the attorney.

Grounds - John Stanley: John reported that he obtained 2 estimates for trimming or removing the Poplar Tree on the common grounds. One estimate was submitted from a tree service which had performed previous work for the Association and one was received from VTM. The remaining life of the tree was estimated at 1-2 years. Injecting the tree with tree food and removing dead limbs would cost \$180 - \$250. The cost to trim the limbs and anchor the tree so that it would fall "belly up" (when it falls naturally) would be approximately \$1500; the other alternative is to remove the tree for a cost of \$. **Pete asked that John** obtain one more opinion from an objective

arborist, someone who is not in the tree trimming/removal business, with no vested interest in the Association's subsequent action. The question was raised as to whether or not the Board has the authority to commit the funds. **We will determine the Board's authority, and Pete will also raise the issue at the forthcoming annual meeting. John will write an article for the newsletter about the poplar tree and also to ask that homeowners/tenants refrain from drinking and smoking on the common grounds.** They are leaving their trash behind which contributes to an unsightly neighborhood appearance. John also discussed flagging the posts at the Roberts Road end of the north path with paint or reflective tape; that the back path is highly overgrown; and a tree needs to be removed and others trimmed in that area. **John will also identify areas to be cleaned up at the Octoberfest.**

Neighborhood Watch - Kathy Gillette: Kathy submitted the attached report of new members, events and the radar trailer which was in the neighborhood on Sep 3, 1996. The report is made part of the minutes. She also reported that Darlene Whetstine, 10004 Cotton Farm Road, asked if the Board could request assistance from Fairfax County with an erosion problem in the creek bed near her home.

Treasurer - Mary Beth Pernicano: Mary Beth reported \$19,000 in the treasury. She submitted the attached report which is made part of these minutes. One homeowner has not paid his dues, and she will initiate action to have a lien placed against the property. She will prepare a proposed budget for 1997 to be presented at the annual meeting. Mary Beth has been researching the Burke Station Woods proposed development. The developer needs to revise the original plans before County approval can be granted. A sewage plan must also be approved by Fairfax County. She was told to check back in a month. Pete indicated that the Board needs to check with the County engineers to determine if the Association has cause to object to the development which will have 6 houses built on 4 1/2 acres.

Secretary - Andrea Jones: Newsletter articles due October 5, 1996.

President - Pete Scala: Pete discussed the Board's possible options regarding fence repair/replacement. The Board's intentions are to enforce the covenants. We will send letters to the homeowners whose fences need repair/replacement, give them a reasonable time to commence repairs/replacement or to submit a plan. We will also look into whether or not we can repair/replace the fences and send them invoices. He reported that the sidewalk replacement project is still scheduled for this year. Regarding the school bus issue, Mr. Moon called and

told Pete that Mr. Spillane, School Board President, had reported to Mr. Moon that the issue had been taken care of. Pete recently attended the Braddock District Council meeting where, among other things they reported they are looking for volunteers to review the County's proposed comprehensive policy plan one day a week for seven weeks; Braddock District signs will be posted at designated locations within the district; and there will be a Volunteer Fest '96 on October 26. They need assistance removing graffiti in specific locations as well as beautifying signs. Pete has identified two prospective 1997 Board members: Sean Coleman and Bruce Bearnhardt.

Dates are set for Octoberfest, October 19, and the HFCA annual meeting, October 22, 1996. The next Board meeting will be October 14, 7:30 p.m., Pete Scala's home.

Respectfully submitted,


ANDREA JONES

**Report from Architectural Control Committee
at Board Meeting, September 16, 1996
Satish Rao**

1. *New applications:* Two new applications were received, both for storage sheds. First has been approved. Second will likely be approved - awaiting plat showing location of shed.
2. *Group rates:* No responses to group rates notice.
3. *General inspection:* Satish checked out houses listed by Brenda Denny as requiring yard or other work. My written response has been handed to Brenda. My general observation is that the most common violation is edging. The next is mowing, but you could visit the same house a few days later, and mowing will have been done. Open carports used for general storage is also a common problem. My recommendation is that, rather than name houses or serve notices, a general notice be posted in the next newsletter. Only houses continuously in violation over a long period time be served individual notices.
4. *4358 Harvester Farm* has new renter, as of roughly September 1. Did not get name. Just moved from Williamsburg. Have begun yard cleanup left over from previous renter. — Appear to be very good tenants. One family member is on the safety board (or something similar) at GMU, and appears interested in safety issues here.
5. *New candidates:* Have canvassed among homeowners I know, and have not found anyone willing to serve on Board.

HICKORY FARMS COMMUNITY ASSOCIATION

October 7, 1996

A special meeting of the Board of Directors was held October 7, 1996, at the home of Pete Scala. The purpose of the meeting was to discuss enforcement of the Association's restrictive covenants with the Association's attorney, Mr. Bob Segan, Segan, Mason & Mason, P.C.

Board members in attendance: Pete Scala, Brenda Denny, Kathy Gillette, and Andrea Jones and former Association President Pam Barrett.

Basically, Mr. Segan said we have two choices:

(1) Sue the property owner to obtain a court order ordering compliance with the covenants; or

(2) The Board should use the authority provided in their August 5, 1991, resolution as authorized by the July 1, 1991, amendment to the Virginia Property Owners' Association Act. Statute 55-513, Code of Virginia, gives the Association the power to assess charges for rules violations. The amount of the charges shall not exceed \$50 for a single violation, or ten dollars per day for an offense of a continuing nature and shall be treated as an assessment against the member's lot.

Mr. Segan stated that judges are somewhat hostile to the statute so the Board should proceed carefully.

Mr. Segan recommended alternative number 2. He said the Board should follow the guidelines which appear on pages 86 and 87 of his Community Association Statutory Handbook. A copy is attached. Note that The Board has already complied with step number 1, "Adopt a resolution specifically stating that the Association....may assess charges for rules violations after proper notice." HFCA adopted such a resolution August 5, 1991. All Board members should have copies with their covenants and bylaws. Mr. Segan emphasized that the Board must enforce the covenants uniformly throughout the community. We must not act in an arbitrary or capricious manner.

In response to the question: Could the Board have the work completed and send the homeowner an invoice? Mr. Segan said we do not have that authority--we would be trespassing.

Mr. Segan recommended that the Board generate rules and regulations which specify in detail how the covenants will be enforced; e.g., how often the grass should be cut, what do we mean when we say "properties shall be maintained in a neat and attractive manner"? He recommended that the rules be presented to the homeowners for comment and then the rules should be adopted and enforced. Inspections should be held on a regular schedule and follow-up letters sent out in a timely manner.

In response to a question regarding the homeowner's responsibility to comply with the covenants even if they did not receive a VPOA package at the time of their settlement, Mr. Segan said that the homeowner is responsible regardless.

Brenda Denny and Pam Barrett volunteered to draft community rules and regulations which stipulate how the covenants will be enforced, and it will be provided to homeowners at the annual meeting, October 22, 1996.

Arden Jones

MASTERING "FINE" ARTS

Tread Carefully When Assessing Charges for Rules Violations

Although community associations are mini-governments, it was only after many years that the real governments gave associations the power to impose monetary charges on their owners for rules violations.

In 1982, the Virginia General Assembly enacted a law allowing condominium associations to assess charges for rules violations in the amount of \$50 for a single offense, or \$10 per day for an offense of a continuing nature. The law requires that the association give the offender a chance to present his/her side at a hearing before any such charge can be assessed. Fourteen days advance notice of the hearing is required. The law labelled the sanction an "assessed charge" rather than a "fine" since earlier Virginia Supreme Court cases had provided that only governments could punish people. "Fines" are punishment; "assessed charges" are . . . well, I guess you could say it is a "fine" distinction, but one the Courts are willing to live with.

The Virginia Property Owners Association Act gave similar authority to homeowner associations in 1989. The amount of the charges and the notice provisions were identical to those in the Condominium Act.

Even now, many years after the Virginia Condominium Act and the Virginia Property Owners Association Act gave associations this authority, many judges are somewhat hostile to the concept. If the association attempting to impose the charge does not have a "squeaky clean" record in the case it is bringing, a Court may refuse to allow the association to impose the sanction. Therefore, make sure you follow these rules in assessing the charges for rules violations:

1. Adopt a resolution specifically stating that the Association, (or a Covenants Committee if the documents give the authority to such a body) may assess charges for rules violations after proper notice. Make sure your resolution specifically refers to the statute that authorizes assessed charges (the Condominium Act for condominiums, the Property Owners Association Act for homeowner associations).
2. Make sure proper notice of the hearing is provided to the owner. Both statutes require at least 14 days notice, by registered or certified mail or hand delivery, to the owner's address of record with the association.
3. Have a hearing, and let the owner speak his/her piece, present witnesses, and be represented by counsel if he/she chooses. A reasonable time should be given to the owner present his/her side, but the Board can limit a rambling or abusive presentation.
4. Provide written notice of the decision to the unit owner. If charges are to be assessed, state the amount of charges. A single violation can be assessed a maximum of \$50. Continuing violations can be assessed \$10 per day.

5. Don't use the word "fine" in any correspondence, notice, or any other reference to the sanction. Use the phrase "assessed charge" instead.
6. An association can only assess charges against an owner, not a renter. However, an owner can be assessed charges for violation of the rules by the renter of his/her unit.
7. The hearing must be held before the charge is assessed. Do not impose the charge, and then give the homeowner the opportunity to object to it. Even if the evidence of the violation is clear, state in your notice that the Association has received probable cause to believe that the rules have been violated, and that a hearing will be held to determine if there has been a violation.

With the Courts tending to be hostile to the concept of charges, some Judges look for any technicality that they can find to deny an Association's claim. Following these rules will help to keep even a reluctant Judge in the Association's corner.

HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
October 14, 1996

The ninth meeting of the HFCA Board of Directors was called to order at 8:00 p.m. at Pete Scala's home. All members were present.

The minutes of the September 16, 1996, meeting were approved with a minor correction. Members presented the following reports:

Architectural Control - Satish Rao: He reported that two applications had been approved. One application, which was received on the date of the Board meeting, is pending approval.

Grounds - John Stanley: At the request of the Board, John received one additional appraisal from an independent arborist of the life expectancy of the large Poplar Tree located on the common grounds. The arborist opined that the tree is likely to fall down more sooner than later. The cost for this opinion was \$100. The question of the tree's future will be put to the homeowners at the annual meeting.

Neighborhood Watch - Kathy Gillette: Kathy reported that Officer Wilson from the West Springfield District of the Fairfax County Police Department will attend the annual meeting and report on recent crimes in the area.

Treasurer - Mary Beth Pernicano: A copy of the 1996 budget and actual expense report is attached and hereby made part of these minutes. There is \$17,089 in the HFCA bank account. Mary Beth will prepare the 1997 budget based upon the 1996 budget and actual expenses. One of the Board members suggested we consult the HFCA by-laws to determine whether or not they specify an amount which must be maintained in the treasury for reserve purposes. Article XI, Section 5, requires establishing and maintaining a reasonable fund for capital improvements, replacement and major repairs; however, no specific amount is required. The Board discussed whether or not we should increase our estimate of legal expenses for 1997 since the Board plans to aggressively enforce the restrictive covenants. It was decided that increasing the amount might encourage litigation by disgruntled homeowners so we would not increase the legal expenses budget. At this time we are not aware of a proposed increase in the grass cutting contract; John reported that there was an increase of \$40 for each cutting in 1996.

Vice President - Brenda Denny: Brenda reported that she wrote letters to homeowners advising them of their non-compliance with the restrictive covenants. After a discussion of whether or not the Board should send the letters absent specific guidelines for restrictive covenant implementation, the Board decided that since the letters were similar to those which had been sent in 1995, sending them would be acceptable. Pete agreed to sign and send

the letters.

Secretary - Andrea Jones: I reported on the meeting of the Braddock District Council which I attended on October 9, 1996, on Pete Scala's behalf. The primary topic discussed at the Council meeting was the importance of maintaining the exterior of homes to enhance curb appeal and the importance of maintaining/improving community entrances which give potential home buyers their first impression of the community. The members agreed that the issue of maintaining/improving communities would be on the agenda for the November Council meeting. All members agreed to bring copies to share of their restrictive covenants or guidelines they have developed for homeowners' compliance with restrictive covenants.

The Board jointly planned the fall cleanup and cookout to occur October 19, 1996, as well as plans for the annual meeting to be held October 22, 1996. The Board authorized John Stanley to rent a rototiller to be used for the cleanup.

The Board agreed that the next meeting would be held December 2, 1996, at the Yen Cheng Chinese Restaurant at 7:30 p.m. This will be a joint meeting with the 1997 elected Board members.

The meeting was adjourned at approximately 10:00 p.m.

Respectfully submitted,


ANDREA JONES

HICKORY FARMS COMMUNITY ASSOCIATION
1996

<u>INCOME:</u>	Budget	Actual 10/12/96
Annual Dues	\$15,760	\$16,105
- Bank Interest	350	367
VPOAA Packets	300	500
Other	100	
	-----	-----
Total	\$16,510	\$16,972

EXPENSES:

Audit/Tax Report	300	250
Bank Charges	200	143
Surety Insurance	300	232
Common Grounds:		
Maintenance/Landscaping	11,250	17,113
Liability Insurance	1,180	873
Directors' Insurance	890	890
Legal Fees	400	(70)
Newsletters, Postage, etc.	900	567
Taxes, Fees	200	225
Neighborhood Watch	540	252
Flags for 4th	100	
Miscellaneous	250	216
	-----	-----
Total	\$16,510	\$20,691

10,660 path

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting January 10, 1997

Board members in attendance: Pete Scala, Sean Coleman, Mary Beth Pernicano, Tom Johnson, Kathy Bethany, Bruce Bernhardt.

1. Secretary Report – Bruce Bernhardt: Minutes of the December 2, 1996 Board meeting are not completed. Minutes will be provided at February 10, 1997 meeting. Transition from Andrea Jones to Bruce Bernhardt will be completed by January 16, 1997. Recommendation was made to use E-Mail to communicate between Board meetings. Bruce will solicit Board member E-Mail addresses from each Board Member.

2. Reports from Board Members:

Grounds – Tom Johnson: (1) The poplar tree removal, announced at the Annual Meeting, has generated additional interest and questions concerning the \$4,000 bid. Tom has received additional input from Darlene Whetstine indicating the tree removal may be accomplished for as little as \$1,800. Tom will investigate. Key issues include insurance, bonding, references and equipment needed to safely take down the tree. Tom will seek best and final bids. The Board decided to wait pending further investigation before authorizing a signed bid and actual tree removal. Suggestion was made to put bid proposals (like the poplar tree removal) in the HFCA Newsletter to allow maximum input from homeowners. (2) Tom has one bid for the common area grounds maintenance (current contractor). He will solicit more bids, focus on a bid process and report next meeting. (3) Spring and Fall clean-up dates have not been determined yet. (4) Tom will contact Fairfax County concerning repair of the Roberts Road footpath. He will start with Florence in Sharon Bulova's office. Tom and John Stanley will complete transition by next meeting.

Neighborhood Watch – for John Stanley: Schedule for first half of 1997 has been published and distributed. There will be a meeting on Tuesday with County Police. Transition from Kathy Gillette to John Stanley is in progress and will be completed by next meeting. There were no major crime issues to be reported or discussed.

Treasurer – Mary Beth Pernicano: **Current Balance is \$ 16,217.00, with no bills pending.** (1) Computerization of records is in progress. (2) 1997 Assessment will be included with January 1997 HFCA Newsletter. Assessment amount will be \$80.00, same as 1996. Dues will be due in January and collected by March 1997. One homeowner still has not paid 1996 assessment. Same homeowner owes for 2 assessments, although not consecutive years. Assessment has been referred to HFCA lawyers. (3) Braddock Council Dues form is now due. (4) Suggestion was made to create a Special Assessment to cover special projects or unexpected expenses. Discussion ensued. Board elected to not recommend Special Assessment at this time. (5) Suggestion was made to discuss infrastructure issues and expenses (ex: \$10,000 Path repairs in 1996) in Newsletter. (6) There were two requests for Homeowner Packages.

Motion: Motion was made to approve 1997 HFCA Budget as proposed by Treasurer and distributed at 1996 Annual Meeting. Motion seconded and unanimously approved.

Architecture Control – Kathy Bethany: Transition from Satish Rao to Kathy is complete. (1) There is a pending review issue concerning a building request needing drawings. (2) Approach of the ACC will be to work with homeowners to avoid problems. (3) Kathy is forming her committee and is on the lookout for interested parties. She will include invitation to join ACC in Newsletter article.

Secretary / Newsletter – Bruce Bernhardt: January 1997 HFCA Newsletter schedule was decided: Input by 1/24, draft by 1/29, distribution to Board members by 1/31 and distribution to homeowners during the weekend of 2/1-2/2. Routes were selected by new Board members:

Pink 2	Pete	Orange 1	Tom
Orange 2	John (Tom will inform John)	Blue	Sean
Pink 1	Mary Beth	Yellow	Kathy
Green	Bruce		

Tom volunteered to make copies in place of Kinko's expense. Bruce will follow-up with Tom.

Vice President – Sean Coleman: Transition from Brenda Denny to Sean is in progress and will be completed by next meeting. (1) Sean provided a summary from Braddock District Council Meeting, including: HFCA is in Area 11 for snow removal. We are 5th out of 33 in priority. First priority for snow removal is highways, arterial + secondary roads are next. (2) Spot Improvements: Still Meadow + Roberts Roads intersection is #2 on the list! County is looking to complete top 5. (3) New welcome to Braddock District signs will be posted at 4 entrances. (4) 1997 sessions are beginning for development of Comprehensive Plan for the District. Volunteers are needed. Sean will submit an article for the Newsletter. (5) Nominations are needed for Citizen of the Year in Braddock District. The Board identified Bob Cosgriff as a potential candidate for his many years of service. Pete will ask Pam to pursue nomination for Bob. Need application by March 1997. Sean will get e-mail address for nomination form.

President – Pete Scala: (1) Roberts Road traffic control was addressed and spot improvement is in process. (2) Brenda and Pam will continue drafting rules and regulations for restrictive covenants. Pete will get a status for next meeting. (3) There are two new neighbors and the Welcome Wagon will schedule visits to both new homeowners. Welcome Wagon needs additional members. Tom volunteered to help with baked goods. (4) New Directory will be updated and distributed in March 1997. Each Board member should verify input in Directory for houses on their Newsletter distribution route. Tom will try to scan old Directory into a file and give to Bruce. Bruce will accept all updates into one file. Board discussed selling advertisements in the Directory to raise money and cut cost of distribution but decided not to pursue at this time. Board did not want Directory used outside of HFCA homeowner distribution. Advertisers would want copies. Pete has found a replacement for (recently deceased) Ken Buchanan as Directory sponsor. Pete has updated the HFCA map in the center of the Directory. He distributed copies and they look excellent. House numbers are very clear in addition to log numbers.

3. New Business: (1) Community Improvements: Fences on Burke Station look great! Roberts Road Fences need work. There have been several incidents of driving across homeowner's properties and the common areas. Options of planting scrubs or decorative posts were discussed. No resolution was reached.

4. Next Meeting scheduled for February 10, 1997 at Kathy Bethany's house, starting at 7:30 pm. 9:53 pm meeting adjourned.

B.J. Bernhardt, 2/8/97

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting December 2, 1996

Board members in attendance: Pete Scala, Brenda Denny, Satish Rao, John Stanley, Mary Beth Pernicano, Andrea Jones. New Board members present included Sean Coleman, Tom Johnson, Kathy Bethany, Bruce Bernhardt.

1. **Secretary Report** – Andrea Jones: Minutes of the October 14, 1996 Board meeting were approved as read.

2. **Reports from Board Members:**

Architecture Control – Satish Rao: Satish provided a written report, (copy attached to Secretary's file copy). A summary of applications in 1996 was provided at the 1996 Annual HFCA Meeting. Satish recommended drafting a clear set of guidelines for the Architecture Control Committee to use. All three remaining ACC members are willing to continue if invited by incoming ACC Chairperson. There are no pending or unfinished business or requests.

Grounds – John Stanley: The poplar tree removal, announced at the Annual Meeting, will be scheduled as soon as the ground hardens. Heavy equipment will be needed to remove the tree. The budgeted amount is \$4,000. Drug paraphernalia was found in the lower common grounds. John moved one of the HFCA benches at the lower common ground area.

Neighborhood Watch – for Kathy Gillette: Anyone observing kids smoking dope should contact the police. The police will not identify the caller to the kids. Speed trailer will return next week. HFCA will get a new cellular phone, 6 watts, to replace the old phone, 3 watts. There was a windshield reported smashed on Still Meadow (Dow). Also, at the northern corner of Still Meadow and Farm House a vehicle was driven across a homeowner's lawn.

Treasurer – Mary Beth Pernicano: A few bills remain to be paid and will be in the next couple of days. One homeowner refused to pay dues. Lien was placed on property.

Vice President – Brenda Denny: Letters were mailed. One homeowner refused to sign for letter.

President – Pete Scala: Letter was sent to Sharon Bulova's office concerning Still Meadow and Roberts Roads intersection. Due to accidents and potential for injury, Intersection was recommended as candidate for spot improvement in 1997. Fairfax County is looking at the intersection. Mary Beth suggested flashing yellow lights to denote speed limit. Question was raised concerning when HFCA will post signs saying people caught speeding will be fined \$250.00. No answer provided.

New Directory is targeted for update and distribution in Spring 1997. Pete and Bruce will work on getting updates and revising current Fall 1995 Directory. New Board members will assist based on their distribution routes. Pete will take a shot at updating the HFCA map in the center of the Directory. The current one does not clearly show house numbers.

Brenda Denny and Pam Barrett will continue working on restrictive covenant rules and guidelines.

3. **Transition to 1997 Board – Pete Scala:** Based on election at the 1996 Annual Meeting, the new HFCA Board members transitioned to 1997 positions, including:

President	Pete Scala
Vice President	Sean Coleman
Treasurer	Mary Beth Pernicano
Secretary	Bruce Bernhardt
Grounds	Tom Johnson
Neighborhood Watch	John Stanley
Architecture Control	Kathy Bethany

4. **Next Meeting** scheduled for January 10, 1997 at Pete Scala's house, starting at 7:30 pm. Meeting Adjourned.

B.J. Bernhardt
2/8/97

Some Thoughts on Block Parties

The closer people are to the area the more likely they are to come,

Some semblance of organization and something that is generally appealing will get people to come

I suggest we have two parties, one in the spring and one in the fall utilizing both the large common areas. This should help entice the largest number of residents to participate in at least one function.

2 months ahead of time you will need to recruit a loose group of volunteers and give the first notice. Notices can go out at 2 months, 1 month, 2 weeks and several days before time. I have used large signage, newsletters, and flyers. All work.

In the past we had people bring their own food and utensils and also a dessert to share on a common table. Some of the neighbors volunteered their grills (2 or 3), so that anyone could cook out if they wished. We also had some families get together to buy beer by the keg, but it was done quietly. You need an alcohol policy stated up front.

We also set up volleyball. The nice thing about the Farm House Common Area is that it has a natural division where we could have a separate area for teens loud music and sport stuff without running off the older residents.

I once offered to play big band music for the older adults of my other neighborhood. It did help to get them out and join us. I do think it is important to set up an area that is quiet and near the food so people can relax and talk.

We also need an activity or two for young parents. I have used a sidewalk chalk art show where we gave the young kids a sidewalk square and that was their canvas. We asked neighbors to donate chalk or bring their own.

Our Neighborhood Asso. also had an herb and flower sale. We purchased flowers from one of the local high schools in flats along with herbs, and had a plant exchange where people brought extra yard or house plants to trade. We found the exchange was more successful in the fall.

You will need to set a date or dates, and time. Before school lets out and a week or two after it is back in session worked best for us in the past. The time was always problematic as we had several people on different shifts. Late lunch to early dinner time is my best guess. They never ended until eight or nine when the sun went down, people would drift in and out.

Pete asked me to write a note for the newsletter if you approved the idea and I said I would be glad.

Subj: Revised HFCA Board Mtg Minutes

Date: 97-03-09 20:24:04 EST

From: bnbjrb96@bellatlantic.net

To: jstanley@mssmail.versatility.com, kcbethan@erols.com, Wntergreen@aol.com, pscala@pop.erols.com, col+wood@dc.infi.net, tejohnso@fx.mobil.com

CC: bnbjrb96@bellatlantic.net

Board Members,

The HFCA Board Meeting minutes from 2/10/97 have been revised and follow this message. Thanks to Tom for corrections/suggestions. Please bring a copy of the minutes below with you to the March meeting.

Thanks,

Bruce B.

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting

February 10, 1997

Board members in attendance: Pete Scala, Sean Coleman, Mary Beth Pernicano, Tom Johnson, Kathy Bethany, John Stanley, Bruce Bernhardt.

Guests: Denise Dinnen.

Block Party - Denise Dinnen: The Board decided that the Spring cleanup this year would not include a picnic on the same day, as in prior years.

The picnic would be replaced by the block party and held on a separate date as the Spring Clean-up. Denise will provide an article for the February Newsletter.

1. Minutes - Bruce Bernhardt: Copies of the December and January Board Meeting minutes were distributed and read by attendees. Motion was made to approve minutes of both meetings. Motion seconded and approved unanimously.

2. Reports:

Grounds - Tom Johnson: (1) Tom advised the Board of the status of the Poplar Tree removal. He discussed his findings on the background checks of the two lowest bidders and both were determined to be acceptable. Tom indicated he had received an Arborcultural estimate of \$1,800.00. Strickly Stumps provided an estimate of \$3,250 plus \$400 to grind the stump. The Board authorized Tom to seek best and final bids from Strickly Stumps and Arborcultural. Based on those final bids, Tom and Pete were authorized to make a final decision, sign a binding contract to remove the poplar tree and report back to the Board next meeting. (2) Tom contacted Sharon Bulova's office concerning holes in the street next to the upper common area on Farm House. The holes were filled almost immediately. Pete agreed to send Sharon's office a letter of appreciation for the fast action and positive result.

Neighborhood Watch - John Stanley: Two incidents were reported within development, a window was smashed at 4375 Farm House and a mailbox was knocked down at 10005 Cotton Farm Road. Both incidents were reported to police. Speed traps are or will be set up on Farm House and Burke Station Road. John attended the quarterly Watch Meeting which included a tour of the 911 Center by NOVA. John reported that almost 50% of the calls to 911 are wrong numbers or testing phone numbers.

Architecture Control Committee (ACC) - Kathy Bethany: One application has been received for building a shed (replacing an old shed). Three members from last year's committee have volunteered to serve another year with Kathy. One additional application has been received. The Board discussed the new fence on Burke Station Road. Kathy agreed to check the ACC files to determine if an application was made to cover the new fence work. If not, the ACC will meet and discuss the fence and document their approval of the design and construction of the multi-property fence. Kathy will provide additional information in the February Newsletter.

Treasurer - Mary Beth Pernicano: (1) The final 1996 Treasurer's Report was provided for discussion. Copy was provided for Secretary file. A review of past five year's landscaping expense revealed that the cost has stayed roughly the same. (2) The Board discussed the Bylaws requirement to establish a Reserve Fund. A motion was made, seconded and approved to take \$10,000 from the current HFCA General Fund Balance and earmark as a Reserve Fund. These segregated funds will be used for capital improvements of HFCA property items. Sean and Kathy agreed to inventory the HFCA property items, conduct a life cycle cost analysis and report back to the Board next meeting. The \$10,000 will be placed in a 90-day Treasury Bill. Sean will get the application and the Board targeted May or June as timeframe to purchase the Bill. The Board voted to modify the 1997 HFCA Budget to reflect the \$10,000 Reserve Fund. The vote was unanimous. An article will be included with the March Newsletter with the revised 1997 Budget including Reserve Fund. (3) Mary Beth passed around and had signature cards updated for the 1997 HFCA Board. (4) The Shed on Lot #167 was discussed. The shed as it currently is positioned extends approximately two feet onto HFCA common ground. A lengthy discussion was held and the Board decided to take action concerning the permissive use of the common ground. Kathy agreed to visually survey the property line for Lot # 167. There was discussion that Lot # 169 may have a similar situation. Kathy will perform an inspection and report back next meeting. Bruce agreed to draft a memo to our HFCA lawyers requesting a property record be made of the permissive use of the common ground until the shed was replaced or the property was sold, whichever occurred first. Bruce will provide the memo to Mary Beth who will send to our lawyers for advise. The intent of the Board was to file a Deed of Easement until the shed was no longer resting on the common ground area. (5) The tarp on the roof at 10008 Cotton Farm was discussed. Pete and Sean agreed to visit the property and discuss the status of repairs with the tenants living there. Mary Beth requested a status when she sent the 1997 Assessment Notice to the property owner. Mary Beth will send another letter requesting status. (5) Dues for 1996 were collected from 196 of 197 possible homeowners. The lone non-paying homeowner is now subject to lien proceedings so that dues can be recovered at the sale or disposition of the property. Mary Beth will provide a newsletter article for the February Newsletter.

Secretary/Newsletter - Bruce Bernhardt: (1) The final e-mail addresses received for the 1997 HFCA Board. Meeting notices, agendas or other materials may be shared via email going forward. Bruce will send an email to the entire Board to insure that everyone has a full list of addresses. (2) Distribution of the January Newsletter, including 1997 HFCA Assessment Notice, occurred the weekend of February 1st and 2nd. (3) February Newsletter input is requested by 2/25. Draft for comments will be sent out by email on 2/27. Distribution is targeted for 2/28-3/1-3/2. Articles are expected from: Grounds, Neighborhood Watch, Treasurer, Architecture Control, President and Block Party. Bruce will use material provided by Mary Beth on hazardous waste disposal.

Braddock District Council Meeting - Sean Coleman: Nothing to report.

President Comments - Pete Scala: (1) The update to the HFCA Directory is targeted for March 1997. Each Board member is updating the homeowner information on their Newsletter distribution route. Pete volunteered to coordinate all changes and maintain the master copy. Tom successfully scanned the 1995 Directory and provided the file to Bruce. Bruce will give the disk to Pete. All changes should be made by next Board meeting.

(2) Welcome Wagon visits are being scheduled for 9998 Cotton Farm, 4375 Farm House, and 10000 Tumbleweed Court. Sean will lead the first and Pete will cover the remaining two. Additional Board members volunteered to assist. (3) Pete was not sure of when the signs indicating speeders would be fined \$200 would be placed in HFCA. He will request the signs from Sharon Bulova's office. (4) Pete asked for volunteers to attend the Fairfax County presentation on Rules & Regulations for Bylaws and Covenants on 2/25 at 7:30 pm. Pete, Bruce and Brenda will attend.

3. New Business

(1) A motion was made to stop providing stamps on the HFCA Annual Assessment return envelope. The Board felt that the homeowners could support the first class mail expense. The motion was seconded, and approved unanimously. (2) Mary Beth indicated that we are saving monthly on the new cellular phone package we now have over the package we had last year. The monthly cost is about \$15.00. (3) Pete agreed to contact Brenda and Pam and determine when they will be reporting on the Rules and Regulations for Restrictive Covenants initiative they have been working on.

Next meeting was scheduled for 3/10/97 at Sean's house.

Motion to adjourn was seconded and approved at 10:18 pm

Bruce Bernhardt
Revised 3/4/97

Headers

From: bnb96@bellatlantic.net Sun Mar 9 20:23:52 1997

Return-Path: bnb96@bellatlantic.net

Received: from crisco (crisco.gridnet.com [206.80.160.1]) by emin06.mail.aol.com (8.6.12/8.6.12) with SMTP id UAA04611 for

HFCA MEETING April 11, 2000

Call to order: 7:35 in the home of Chuck and Kathy Bethany

Present: Bob Sottile, Lee Sottile, Chuck Bethany, Larry Rogers, Diana Galinis, Pam Barrett, Bob Cosgriff, Ginny Herchert

Minutes were reviewed and approved as amended.

Updates by Board Officers:

President: The stop signs have been installed. A call from S. Bulova's office said we don't qualify to have speed signs posted. An area must: clock 600 cars a day, have a speed limit of 35 mph or less, and have 85% of passing cars going at least 10 mph over the posted speed. Discussion: Rather than at Still Meadow and Farm House and Spinning Wheel and Farm House, there really should be signs on Still Meadow at Cotton Farm, so that this intersection becomes a 3-way stop. Bob C. can write to Sharon asking about this, and Pam can bring it up tonight at District Council Meeting.

Vice President: The Disabilities Services Board, on which Pam serves, is looking for a property of 2 acres zoned for condominiums for 24 handicap accessible apartments to be partially funded by the county. Let Pam know if you are aware of such a parcel. No ~~no~~ brought up any particular community issues for Pam to bring up at tonight's meeting. She will ^{have} plenty of input for next newsletter.

Newsletter articles: Before board members left early it was decided to have articles to Harry by 4/20.

Grounds: Some neighbors have already called Larry about special tasks for Clean-up day. There is a large pine tree down in the middle of the lower common ground. A tree specialist is coming within a week to take a look at it. Larry and Bob C. surveyed the common area behind Country Squire where it was being considered to plant fast-growing hemlocks. This could prove rather difficult. We will take the District office's offer for bags for our clean-up projects.

Neighborhood Watch: There will be an open house at Oakview on 4/28 from 3:15-4:30 for new students to come visit. Their gym will be renamed to honor long-time teacher who died within year. Transition plans for Green Acres kids going well. No incidents reported from Neighborhood Watch people.

Secretary: No report.

Treasurer: As of 3/31 the balance was \$ 35,798.38. Have received dues from 173/198 homes. (87%). Nothing new on work on the stream. The Richard family living between Bethanys and HF entrance have not made definite plans on solving the septic field problem, but will probably join into the sewer system.

Architectural Review: Bob S. passed around copies of approval letters sent out within past month for work proposed by Mssrs: Cooke, Li, Weir, Pellegrino, Jeong. Changes have been made to the Application and Guidelines forms which are put in the newsletter monthly. The ACC will walk the entire community to see which homes are in violation and should be sent a letter. Other board members were invited to come, if interested.

Welcome Wagon: Nancy sent word that she will be setting up an appointment within the next week to visit soon the new residents at 4318 Farm House.

Spring Fling: Will be held 12-4 on May 20. Bob C. will call Denise Dinnen who organized the last few flings about ideas or perhaps helping out. At the next meeting specific food-purchasing plans need to be made.

Next meeting: Probably at Rogers' house. Since Larry had left early, this needs to be confirmed before May 9 meeting.

Adjournment at 8:37.

- The President, Bob Cosgriff at 7:40 pm in the home of Larry and Carol Rogers called the May HFCA BoD meeting to order. Also Present: Pam Barrett, Larry Rogers, Bob and Lee Sottile, Diana Galinis and Harry Herchert.
- The April minutes were discussed and approved.
- Discussion:

President: 1. Offered thanks to the Barrett's for providing an azalea for the common grounds. 2. Asked Pam to take the responsibility of purchasing the food for the Spring Fling picnic. Pam accepted the action. 3. Thanked everyone who participated in the Spring Clean-Up and mentioned that some of the kids from Hickory Grove also helped by picking up litter. 4. Mentioned that Carol Rogers is organizing games for the Picnic. 5. Discussed the fact that Pam will check with Sharon Bulova to see if pressure can be put on the builder of the subdivision along Burke Station Road and next to Hickory Farms to assure sufficient trees and shrubs are planted to maintain privacy and quiet. Additionally, the HFCA may purchase hemlock trees for planting if Sharon has no success with the builder.

Vice President: 1. Stated that there is confusion on the charges for the AAA Trash Service. 2. Would have to leave early for the Disabilities Services Board meeting where she will have a chance to meet with Sharon Bulova and try to find out why no stop sign was placed at the Still Meadow and Cotton Farm intersection.

Grounds: 1. Larry introduced Eagle Scout representative Jerry Burnhart who proposed a project to repair the north path. Actions coming out of the discussion included Larry and or Bob walking the path with the Scouts and developing a specific statement of work. The SOW will be given back to Mr. Burnhart for approval by his project team. If everyone concurred, the Scouts would start sometime in June. 2. Larry will need some volunteers to help with additional grounds work and took the action to contact arborists to bid on tree work.

Architectural Control: 1. The committee sent out four letters of approval and has received no new requests this month. 2. They will contact the residents at 10004 Cotton Farm on the safety issues related to parked vehicles and running a business from their home. 3. They will ask the HFCA lawyer to bring legal pressure to get the owner of 10008 Cotton Farm to repair the property especially the roof.

Neighborhood Watch: 1. They have reacquired a Neighborhood watch sign and will put it back in the same place at Roberts Road.

Secretary: 1. Has been talking to representatives from Cox Communications and is trying to see if HFCA could get a significant cost reduction for cable modem access to the Internet. They will send him their best offer for inclusion in the newsletter. 2. Requested and received approval to put a letters-to-the-editor section in the newsletter when he has room.

- Next meeting: 12 June 2000 at the home of Bill and Diana Galinis.

HFCA MEETING March 21, 2000

Call to order: 7:35 in the home of Bob and Judy Cosgriff

Present: Bob Cosgriff, Bob Sottile, Lee Sottile, Chuck Bethany, Bill Galinis, Nancy Rosenkranz, Larry Rogers, Ginny Herchert. (Pam Barrett arrived after meeting began)

Motion was made and seconded to approve last month's minutes as amended.

Updates by Board Officers:

President: Update on 10008 Cotton Farm: Bob C. has sent Mr. Mitrano an informal letter with a coupon for roofing and asking for a starting date for such work. He has not yet heard back. Pete Scala called Bob saying that the 3 way stops were approved but hasn't heard back from Bulova's office, and is not sure where they will be placed. On 2/23/00 Bob received a letter from Bernadette Richard who owns a house between the Bethanys and Hickory Farms. They have a septic field that is no longer any good. Three possible remedies: A new septic field, acquire an easement through HF, and to run the sewage uphill. Chuck added that there is already an easement built in across HF. Bob has already asked them if they want to join HFCA. Bob has been elected President of the Residential Services Board, a group on which he was on the Board. He is certain this new position will not be in conflict with his interest in HFCA.

Vice President: Last week Pam attended the District Council meeting which was a presentation of the Fairfax County budget. Expansion in the western part of the county has put a strain on school's budget; there is a shortfall. Pam passed out copies to those who wanted one. Members were encouraged to peruse and ask questions. Most money comes from property taxes, including an increase of \$1.23 per \$100. to be set in stone April 24th, not to go higher. A new County complex is to go in the southern part of county, plus a new high school. (Fairfax County on the Internet:) <http://www.co.fairfax.va.us/dmb>
Pam picked up information on the census. She also has Fx Co. Millennium calendars. She mentioned letters that had gone through Bulova's office about problems with snow removal. Sharon is quite concerned about the Gradl/snow situation here in HF. Police should be called, then her office if police don't respond. The next district meeting is to discuss trash services. Apparently AAA fixes prices at different levels in different places, \$58-\$85 per quarter. Each subdivision needs to report back about their own rates. (HFCA pays \$48/quarter). A \$15 payment has

rate

advertised
at the

been made for Braddock Council. There are about 20 homeowners' groups.

Secretary: No report

Treasurer: as of 2/29 the balance was \$27,027.51. By today, 153 houses (77%) have paid the annual dues. The house at 4318 Farm House went to closing 3/15. New owners are Eugene and Stephanie Corcoran. HFCA state and federal taxes have been paid on time. Pete Scala and Sean Coleman were to look into people who don't pay dues who have liens on their properties. Lee added that this can be done at the courthouse. You type in the address and all info comes up. This cannot be done over the Internet. 3 were put on list just last year.

Grounds: A contract was made for \$8800 to include mowing along Burke Station Rd and Roberts Rd every other mowing for \$100. First cut will be by 4/5. A limb from a maple at Farm House and Cotton Farm was taken down. The big oak on upper common grounds needs to be checked. Larry and Bob C. have yet to take a good look at it. There is a drainage problem at the bottom of the lower common grounds path. It was recommended to call Environmental Management for a site inspection for advice on fixing this drain.

ACC: Recent approvals for: Buchanan, lot 165; Marshall, lot 76. Not yet approved- many changes to 4342 Farm House; 10116 Round Top- shutters light blue, iffy; shed likely to be approved. Passed out the guidelines for what needs/doesn't need ACC approval to go on back of application for review and included in every newsletter. Committee has no jurisdiction over satellite dishes on roof.

Neighborhood Watch: Several new members have signed up this month. NW sign at Burke Station is bent over and one at Roberts probably is missing. They need to be kept in good shape and visible. (Our HFCA elementary students will definitely be attending Oakview next year. Bill will submit something for the next newsletter.)

Welcome Wagon: Visited within the past month: Eileen and Gerard Tumelty-4281 Country Squire Ln, Katherine and Brand Niemann- Still Meadow Rd., Carla and Joe Pomager-10000 Tumbleweed Ct.

Cleanup: Scheduled for May 6. Larry suggested mulching, and see if people are interested in ordering a large quantity for individual projects; clean up paths and trash from upper common grounds; hemlocks for raised drains behind Country Squire.

Spring Fling: May 20; picnic, barbecue, games. This month there will be a first call for volunteers, next month get it more precisely nailed down.

New Business: Newsletters need to be to Harry by Thurs, 3/30
Next meeting-April 11 at the Bethanys'

Bob Sottile asked that the board consider building a community barbecue pit, maybe with a volleyball net. Insurance is a consideration, needs to be looked into.

Meeting adjourned; Motion made and seconded at 9:19.

HFCA MEETING January 11, 2000

Minutes

Call to order- 7:30 in home of Bob and Judy Cosgriff

Present: Bob Cosgriff, Kathy Bethany, Bill Galinis, Ginny Herchert, Bob and Lee Sottile, Nancy Rosenkranz. Pam Barrett and Larry Rogers arrived within a few minutes.

Turnover items from previous Board:

3 way stopsigns. They have not been put in place and it is not still a sure thing that they will be.

Roberts Road- the crest of the hill at the entrance to Hickory Farms. Will it be shaved off? other solutions?

President: Green Acres School- the status of the students from HF who will not be going to Layton Hall when Green Acres closes. A report back to the community needed about the timing of sending the kids to Oakview.

Basketball hoops- new requests for approval seem to be in order. Some older ones already established are in violation.

Satellite dishes- The homeowners' association can't proscribe them. There is one on Still Meadow that is in clear view in front on ground level.

10008 Cotton Farm - This property continues to need attention. Bob will be meeting with Mr. Mitrano, absentee owner, in a few days about getting some things, especially the roof, taken of.

V.Pres. The signs for the entrances that announce upcoming events have not been received yet by new VP. Pam's new e-mail address is Pam@ CMABiccw.com

Secretary: The materials from previous secretary have not yet been transferred.

Treasurer: Kathy brought the Banking Resolution form to meeting for the new officers to sign so Chuck can take it to the bank.

Balance: as of 12/31/99 it was \$ 23,359. There is \$100. more now due to the sale of 2 VPOAA packets.

Budget: includes the following for 2000 year:
Grounds: \$10,000; Newsletters and postage: \$1650;
Insurance: ? Neighborhood Watch: \$500; Legal: \$600;
Taxes: \$200.

Cost of VPOAA packets- do we want to increase the cost of these to new residents? Some discussion, no vote

may exist for more tenants

taken. There will be a form for paying the 2000 HFCA dues that will be included in the January newsletter.

There is also a new form to be provided for new homeowners to fill out and return to treasurer provided in the VPOAA packs.

A computer list of all owners is needed for treasurer. This will also be useful for other board members, too.

Architectural Rev.: The Sottiles have gotten all supplies from Chuck Stewart who has photographed all 198 houses in community. There is one application for a deck. It will be the philosophy of this year's ACC to find a way to approve anyone's improvement, assuming it conforms to regulations.

Furniture in the woods behind 10008 Cotton Farm was pulled out and hauled away by truck by several homeowners. Should Mitrano be billed for these expenses?

Grounds: Larry will get from J. Morrison the contract for lawn cutting from last year when calling for new proposals. It was the sense of the board to go with last year's company, and to try for an extended contract, 2 or 3 years, and also to have included in it cutting the shoulders on Roberts and Burke Station.

Will search for a reported dead tree on common grounds to see if it needs consideration for cutting/removal. There is a sewer pipe sticking above ground in common area. Could we plant hemlocks nearby to hide it from view? Also, the developer of the 5 MasterBuilt houses on Burke Station Road is impinging on common grounds as well as on Bethanys' property. A clean, new survey is needed before proceeding with this problem.

Neighborhood Watch: Bill has all the materials, but has not received the list of assignments through June. He has received the name of the contact at West Springfield Police Dept.

Welcome Wagon: Nancy has gotten all the material from MaryBeth. It has been the HFCA tradition for a board member to accompany the Welcome Wagon leader. Bob volunteered to go as often as possible. Approximately 20 items are in the materials taken to new residents including tax facts, school and voter info., regulations about dogs. It was suggested that information about local sports clubs, like Little League, FPYC and BRYC also would be of interest to many.

Mission Statement- A motion was made and seconded to include in the VPOAA packet a copy of the newly drawn up Mission Statement, "HFCA VISION AND GOALS 2000. (by Bob Cosgriff). See inclosed copy.

Letter to Sharon Bulova- A copy of a letter drawn up by Bob

Cosgriff was reviewed and approved by other board members with a minor change. Pam Barrett volunteered to work with Bulova's office especially to help resolve the 3 way stop sign and Roberts Road issues.

NEW BUSINESS:

Setting dates for upcoming events:

HFCA Dues- to be paid by March 15; late fee assessment as of April 1.

Spring Clean-up May 6 (Raindate: May 13)

Spring Block Party May 20 (Raindate May 21)

Yard Sale - Sept. 9 (Raindate Sept. 16)

Fall Block Party - Oct. 7 (Raindate Oct 8)

Fall Clean-up Oct. 21 (Raindate Oct.22)

Board Meeting Schedule: Meetings will be the 2nd Tuesday of the month. In case of absence, members should give their proxy to Pam Barrett.

Feb. 8 at the Sottile house March 14; April 11
May 9 ; June 13

Newsletter: Each member should write a paragraph if they want to make an opening statement or introduction for the Jan. newsletter. It will include the dues form. Secretary needs articles so that Bob can review rough draft. Should be distributed by Jan. 31. by 1/18

Routes- The color-coded map with last year's distribution routes couldn't be found. A general discussion did not lead to definite routes for this year. It will be worked out once newsletter is copied and ready to distribute.

New local business- Bob was called by HF resident Carrie Howard, who was interested in advertising her newly started house-cleaning service. It was agreed to put in a one sentence mention this time, and in the future she may choose to advertise.

Leaves- Interest in looking into group prices for leaf collection was raised. Apparently Pete Scala checked into this a year or 2 ago and found it prohibitively expensive.

Trash contracts- Since AAA Rainbow has recently sent out letters about imminent rate hikes Larry, using Pete's notes, agreed to check with AAA help keep HFCA's rates as low as possible.

Meeting was adjourned at 9:40

3/21/00

HFCA MEETING February 8, 2000

MINUTES

Call to order: 7:30 in the home of Bob and Lee Sottile

Present: Bob Cosgriff, Pam Barrett, Ginny Herchert, Chuck Bethany, Lee Sottile, Bob Sottile, Larry Rogers, Bill Galinis

Reports from Board Officers:

Vice President: Pam gave her report first before leaving to attend the Braddock District Council which has changed to the 2nd Tuesday of the month to accommodate other community associations. Pam received a call that a Still Meadow resident was throwing snow he shoveled into the street. VDOT came and cleared it, but Mr. Gradl did the same thing again, forcing traffic in that spotdown to one lane. Sean Coleman's comments to him were met with rudeness. A note about this type of situation will be put in the next newsletter. Mr. Kingsford, an aide to Sharon Bulova, will also look into this.

President: The letter to Sharon Bulova was sent and oneback was received thanking us for keeping her abreast of news in Hickory Farms. Bob has not yet been able to meet with Mr. Mitrano regarding 10008 Cotton Farm. However the 2 residents who remain in the house want to stay and help work on the house.

Secretary: Ginny went over some points that Harry had written out on lessons learned about doing the newsletter and dealing with Kinko's.

Treasurer: As of Jan. 31, 2000 the balance was \$23,491.92; 29 of the 198 households had paid their dues. In the past Kinko's had issued about 7 cards to board members, but they recommend cancelling all but those for Pres., VP, Sec., and Treas. Revised forms for checking account were submitted to bank.. Several homes were sold in January, and names were given to Nancy and Bob. Chuck has an extra key for the HFCA mail box. It was decided that Bob should keep it. The new community that adjoins HF, Burke Station Woods, is almost complete. The silt drain in the culvert put in by the builder is ~~beginning to be ineffective, and debris and silt is starting to wash into the creek.~~ Bob and Larry agreed to go with Chuck to investigate and evaluate any damage before the builder signs off. A letter to Dept. of Public Works will also be sent. In the VPOAA packets sold are the covenants stipulating that each property can have only one Sale sign and one "directional" sign. We need to be sure to save names of new owners to give to Pete Scala for an updated directory.

was placed on HFCA of Bethany's property

trap

Chuck

Grounds: The mowing contract with Sun n Shade will be revised to include mowing near entrances along Roberts Rd. and Burke Station for 2 years with a one year extension. Larry will talk to AAA tomorrow about the trash contract for HF. Someone will be looking into the limb on Cotton Farm that may need attention.

Architectural Review: The committee has received 3 requests this month; 1 (Mr Collier's) was approved, 1 is in review, and one was returned for lack of detailed information. It is the feeling of the committee that replacement windows, doors, decks that are the same as the originals don't need to be approved. Bob will put a list in an upcoming newsletter to clarify this.

Welcome Wagon: Nancy and Bob visited the Temulty family on Country Squire Lane.

Neighborhood Watch: Bill attended the meeting at the W. Springfield Police Station a few weeks ago. He will be receiving a list of local police-related incidents. He will also get an update on the status of Green Acres and HF students who will be transferred.

NEW BUSINESS

Bob suggested that the association put in some fast growing hemlocks on the easement behind the Barretts' home where other trees were taken out.

On 2/15 there will be a Public Hearing meeting on the Master Plan for Wakefield Park at the facility to discuss a rink, more ball fields, roller hockey rink, and tot lot. Public comment can be made up to March 16. Harry has offered to look into whether Cox Communication could provide any group services to HFCA that homeowners couldn't get as easily or cheaply on their own.

Newsletter deadline: All articles need to be in to Harry by 2/16. Goal for newsletter distribution is 3/1. Routes will be the same as last month.

The March 14 meeting will be at the Bethanys' home. (Bill won't be there)

The meeting was adjourned at 9:07

HFCA Board of Directors Meeting

12 June 2000

- The President, Bob Gosgriff, called the meeting to order at 7:30 pm in the home of Bill and Diana Galinas. Also present: Chuck Bethany, Larry Rogers, Bill Galinas, Bob and Lee Sottile, Nancy Rosenkranz and Harry Herchert.
- The May minutes were reviewed and approved.

Discussion:

President: One big issue, the request for a special use permit by the cemetery for expansion (viewing area and parking) and a crematorium. HFCA is working with Supervisor Bulova to deny the permit. There was a motion and 2nd to have the HFCA President send a letter stating the HFCA position and provide a copy of the letter to Bulova. The motion was passed unanimously. ~~The~~ Pam Barrett will represent the HFCA at the Board of Zoning Appeals meeting on the 20th of June. The vote is an up or down vote.

Grounds: Larry is waiting for another quote for the grounds keeping contract. The first came in at \$5,000. The Eagle Scout project has started by improving the first half of the north path.

Treasurer: Chuck mentioned that he has sent final notices to three homeowners. Our funds are balanced at \$37,367.

Architectural Control: The ACC sent letters to ~~Fletcher and~~ Mitrano.

Neighborhood Watch: The Neighborhood Watch sign is not yet up. Bill will call Ms. Utilities before digging a new hole. He has been talking to the Police Department about setting up a speed-indicator trailer to help slow down traffic in the neighborhood.

Welcome Wagon: There were no new families this month. Nancy has been looking into a Hickory Farms basketball night at George Mason University. She will provide more details for the July newsletter.

Next meeting: 12 July 2000 at the home of Pam and Tom Barrett.

HFCA Board of Directors Meeting

12 June 2000

- The President, Bob Cosgriff, called the meeting to order at 7:30 pm in the home of Bill and Diana Galinas. Also present: Chuck Bethany, Larry Rogers, Bill Galinas, Bob and Lee Sottile, Nancy Rosenkranz and Harry Herchert.
- The May minutes were reviewed and approved.

Discussion:

President: One big issue, the request for a special use permit by the cemetery for expansion (viewing area and parking) and a crematorium. HFCA is working with Supervisor Bulova to deny the permit. There was a motion and 2nd to have the HFCA President send a letter stating the HFCA position and provide a copy of the letter to Bulova. The motion was passed unanimously. Pam Barrett will represent the HFCA at the Board of Zoning Appeals meeting on the 20th of June. The vote is an up or down vote.

Grounds: Larry is waiting for another quote for the grounds keeping contract. The first came in at \$5,000. The Eagle Scout project has started by improving the first half of the north path.

Treasurer: Chuck mentioned that he has sent final notices to ~~three~~ ^{two} homeowners. Our funds are balanced at \$37,367.

Architectural Control: The ACC sent a notice of a hearing, relating to the property at 10008 Cotton Farm Lane, to Mr. Peter Mitrano for 19 June 2000.

Neighborhood Watch: The Neighborhood Watch sign is not yet up. Bill will call Ms. Utilities before digging a new hole. He has been talking to the Police Department about setting up a speed-indicator trailer to help slow down traffic in the neighborhood.

Welcome Wagon: There were no new families this month. Nancy has been looking into a Hickory Farms basketball night at George Mason University. She will provide more details for the July newsletter.

Next meeting: 12 July 2000 at the home of Pam and Tom Barrett.

HFCA Board of Directors Meeting

11 July 2000

- The President, Bob Cosgriff, called the meeting to order at 7:38 pm in his home. Also present: Pam Barrett, Chuck Bethany, Larry Rogers, Bob and Lee Sottile, and Harry Herchert.
- The June minutes were reviewed and approved with modifications.

Discussion:

President: Bob sent a copy of the letter HFCA sent to the BZA to the Chairman of the Planning Commission for the meeting tomorrow. The Commission's vote is non-binding but carries weight. Bob will attend the meeting and recommend disapproval on the grounds that: it's a business, it's way too big and there will be a traffic impact. The BZA meeting will be on the 25th. Pam plans to attend.

We received the request to complete the Annual Corporation Report and pay the registration fee. It has a 31 August deadline. Chuck has the action to review the document and respond.

Also, Bob attended a town meeting concerning Wakefield Park hosted by Supervisor Bulova. She outlined a new plan to upgrade the park and its associated trails.

Vice President: Pam provided the Board with the agendas for the BZA and Planning Commission Meetings. Pam will try to attend both meetings.

Grounds: Larry reintroduced Eagle Scout Jerry Bernhardt and declared that the scouts did an outstanding job on the Rabbits Run path. The scouts and parents put in approximately 178 person-hours. Larry will summarize the scout's report for publication in the newsletter. The scouts received \$586.84 for materials.

Bids for common ~~ground~~^{tree} maintenance are very high. Pam and Lee provided the names of two additional services, Tyson's Tree and Village Land.

Treasurer: Chuck provided the status of the bank account, which was \$33,610.96.

He will also call our attorney and set up liens on the Fletcher and Phan properties if full payment is not received by 15 July.

Chuck is also working with our accountant to audit the HFCA books for 1999 and 2000.

He sent a VPOA package to the new owners of the Lobb house.

Chuck also brought up the idea of getting a \$10K treasury bond in order to increase the amount of interest we make on our account. Bob Sottile made a motion to have Chuck look into putting \$15K into bonds, with staggering due dates if possible. The motion was seconded by Larry and the motion passed unanimously. Chuck will provide the Board the details at the August meeting.

Architectural Control: Bob discussed the minutes of the Mitrano meeting. Mitrano has 60 days from 19 June 2000 to comply. [The entire Board agreed with Pam that the Sottiles are doing a great job with the ACC.] There was only one new application (to build a shed) this month.

Neighborhood Watch: The Neighborhood Watch sign is installed but there are a few problems. Bob C. will call the County to take care of them. Larry will bring some blue stone to fill in the hole. 01 August has been designated the National Night Out Against Crime.

New Business:

BobC. will call Pete to get planning for the Yard Sale started. Bob will also get Pete's ideas on the need for an update of the HFCA Directory.

The Board will take the role of the 2001 Nominating Committee and we will advertise the need for increased participation in the newsletter.

Next meeting: 08 August 2000 at the home of Pam and Tom Barrett.

- The vice-president, Pam Barrett, called the meeting to order at 7:40 pm in her home. Also present: Chuck Bethany, Bob and Lee Sottile and Harry Herchert.

- The July minutes were reviewed and approved.

Discussion:

Vice president: The BZA voted 7 to 2 in favor of the Cemetery to approve the Special Use Permit. New information and changes were presented and Cemetery officials were able to convince the Board that the improvements were for public use. Pam thought that the George Mason Forest president was not that upset but would talk to his Board; no feedback as yet. Reps from Summerset were approached by a law firm but they thought it would cost too much to fight. Nate Clukey, a Hickory Farm resident and lawyer, said he was very unhappy with the decision and had a colleague, who would need to be paid, who would take on the case for precedent reasons. Clukey thought it would be about \$5 to 7K even if it went to the Virginia supreme court. Pam took the actions to get a written proposal from Clukey and to contact the other homeowner associations to discuss sharing the costs. Pam provided information from Larry Rogers stating that tree removal bids were still at the \$3-4K level. Additionally, she described a refuse service questionnaire developed by the Braddock District Council to do a District wide survey of homeowner associations.

Treasurer: Chuck reminded everyone that trash collection is \$48 not \$57. He sent a letter to the HFCA attorney to establish two liens on Phan and Fletcher. Other notes: the accountant is still working on the audit; Lot 142 sold for \$245K to Mark and Jennifer Kohnchar; Lot 176 sold in June and we need to find out who the Realtors were in order to get them to pay for the VPOA package; and, effective 01 July 2000 there are new laws for homeowners relating to flag displays.

ACC: Bob stated for the record that HFCA has an inconsistent policy with respect to front yard fences. While it is well known that the Covenants do not allow front yard fences it is not so well known that side yards are defined by the County as front yards when they face a street. Bob and Lee will put together a boat and RV survey.

- The President, Bob Cosgriff, called the meeting to order at 7:37 pm in the home of Harry and Ginny Herchert. Also present: Bob and Lee Sottile, Chuck Bethany, Dianna Galinas, Pam Barrett, Larry Rogers, and Harry Herchert. Pete Scala also attended for a discussion of the Yard Sale.
- The August minutes were reviewed and approved without modification.

DISCUSSION:

President: Bob concentrated mainly on new business asking everyone to get out and talk to people about running for the 2001 BoD. Sottile, Galinas, Bethany and Cosgriff all will consider running again. Herchert and Rodgers will pass. Bob will talk to five others and Pam to see if they will run. We will also need someone to run the Welcome Wagon. Herchert said he would talk to his wife, Ginny, to see if she would be interested. Bob wondered if we needed a community liaison job. After a short discussion, the BoD felt that that is really the duty of the Vice president.

General Meeting: We have the room at Oak View School from 6:30 to 10 pm. The meeting will be from 7:30 to 9:30. We should include a proxy in the next newsletter and Cosgriff will invite Sharon Bulova.

Vice President: Pam was on her way to a District meeting with Sharon Bulova to discuss non-commercial alternatives to trash collection. The County's Board of Supervisors (BoS) will send us (probably Bob) a questionnaire to get HFCA data. A majority of homeowners (55%) can petition the BoS for County collection. However, according to Lee Sottile, not having surrounding areas already receiving service from the County, makes it less likely to get the service. Cosgriff reminded everyone that we have an agreement with AAA Trash Services, not a contract.

Guest Pete Scala:

Yard Sale: Pete brought the Board up to date on the Yard Sale plans. He had obligated \$70 for advertising and \$100 for truck rental. Twenty-four families had signed up to participate.

HFCA Directory: Additionally, the President asked Pete on his views about producing a new HFCA Directory. This led to a decision to do a change page instead of whole new directory. The Secretary was tasked to make 20 new copies of the Directory when the copies of the change page were made.

Treasurer: Chuck mentioned that Lot 181 recently sold and that the realtor that sold Lot 176 has belatedly fixed the problem of not providing the VPQA package.

VPQA

Architectural Control: Bob Sottile presented four letters he had sent for ACC approvals; no requests are outstanding.

Bob also mentioned he would look into establishing a HFCA web page using www.communitypath.com. The privacy policy of the firm is of special interest to the Board.

Neighborhood Watch: Dianna described the break-in at 4365 Farm House Lane.

Grounds: Larry reported that he was negotiating with Economy Tree and requested a budget limit. A motion was made by Cosgriff and seconded by Galinas to approve a budget of \$300. The motion passed unanimously.

Fall Clean-Up: The fall clean-up will take place on the 7th of October and concentrate on the common ground paths. Bob took the action to call the County about fixing the three storm-drain fixtures.

Fall Fling: A discussion of the Fall Fling ensued with Lee Sottile suggesting a Halloween theme. Dianna will try to get the Girl Scouts involved.

Next meeting: 10 October 2000 at the Rozenkranz's.

- The president, Bob Cosgriff, called the meeting to order at 7:36 pm in the home of Nancy and George Rosenkranz. Also present: Bob and Lee Sottile, Chuck Bethany, Bill Galinis, Nancy Rosenkranz and Harry Herchert.
- The September minutes were reviewed and approved with modifications: Change references of VPOA to VPOAA.

DISCUSSION:

Guest Laura Galinis: Bill Galinis introduced his daughter Laura to the Board. Laura represented her Girl Scout Troop and requested permission for her troop to manage the children's activities during the Fall Fling. The scouts would get service hours credits for their efforts. Bob Sottile made the motion to allow a \$50 budget for the Troop's activities. Bethany seconded the motion and it passed unanimously.

President: Bob is basically happy with the County's efforts to repair the storm drains in the common grounds. Some additional landscaping on the drain behind 10007 Cotton Farm still needs to be done and Bob will call the County about it. Bob received the survey concerning trash pick-up from the Braddock District Council. He will take the action to fill it out and return it. He had a discussion with AAA's account manager who was willing to extend the rate of \$16/month but the company also needed to include a one-time fuel charge of \$4.25. Bob will attempt to get this in writing. Bob Sottile made a motion to authorize the president to negotiate with AAA for a monthly charge of \$16.25. Galinis seconded the motion and it carried unanimously. Bob Cosgriff will also talk to Pam about bringing the food for the Fall Fling. Lee Sottile will bring the pumpkins for decorating.

Treasurer: Account balance is \$27,863.66. The accountant is still working on the HFCA audit. Chuck thinks the accountant should be replaced. If anyone has a possible replacement they should provide Chuck with a name. The person should have a CPA. Sun Trust has asked if the Board would consider advertising in the Newsletter. Answer, after some discussion, no. Chuck presented his research on CD comparisons. Basic premise would be to ladder \$5K every two months for the next six months. This would provide the Association with a total of \$15K in savings on a six-month rotation. After some discussion, Herchert made the motion to accept the plan and go with Chevy Chase. Galinis seconded the motion and it carried unanimously.

Architectural Control: There has been only one improvement request since the last report. For the year, the number of requests has been very low. Continuing problems relate to the Fletcher house on Round Top Ct. viz., bad roof, junk in the yard, truck in driveway, fence and shutter problems. Bob Sottile described a County program that provides home repair assistance for the elderly. He will approach the Fetters and see if they could/would qualify. The president asked to schedule a hearing and bring County

pressure/assistance. Lee Sottile will certify ownership. The Board needs to show consistency in these matters. Bob Sottile will send the Fletchers a letter calling for an ACC review. Nancy opined that the Sharps and their next-door neighbor took the Fletchers to court. Bob also asked the group what they thought of the Web page at www.communitypath.com. He requests that the Board look at it, read the privacy statement and be ready to discuss using its services.

Grounds: The president discussed the Fall Clean-up and stated it was a good job. The Hickory Grové kids also helped for about an hour or so. There will be another effort in November on the north path after most of the leaves have fallen. Bob Sottile discussed building a bonfire to get rid of the wood in the upper common area. Nancy discussed renting a mulching machine and let people haul the mulch away. No matter what the method is, the Board needs to organize a clean-up effort. Bob Cosgriff will talk to Larry to develop a plan.

Neighborhood Watch: Bill reported that, luckily, it has been very quiet on the front lines of the Watch.

Welcome Wagon: Two new families moved in. The admin assistant at Oak View called to say there might be a scheduling problem. Nancy will work with the school to solve it.

Annual Meeting: Bob Cosgriff has recruited Rita Mullin and Kathy Gillette to run for the new Board. He tried to get Sharon Bulova's attendance; she will call him back. Bob also called back Cox Communications; they confirmed that a representative would attend. Bob described the agenda for the Annual Meeting: Call to order, Bulova, Cox, reading of the minutes, report from the president, new business/comments from the floor, nominations, vote, adjourn.

Next meetings: 14 November 2000 at Bethany's. Nancy will make reservations for the Board meeting on 13 December 2000 at Carlos O'Kelly's.

- The president, Bob Cosgriff, called the meeting to order at 7:15 pm in Carlos O'Kelly's restaurant. Also present: Pam Barrett, Chuck Bethany, Bob and Lee Sottile, Nancy Rosenkranz, and Harry Herchert.
- The November minutes were approved with the following change:
Grounds (3rd sentence): Chuck's neighbor had also complained to Chuck about people dumping leaves in their yard thinking it was HFCA common ground.

Discussion:

President: Bob stated that the next meeting would be 09 January 2001. The actual day might be moved to accommodate Pam Barrett's schedule. Also, the due date for input to the Newsletter would be the week after the January meeting.

Vice president: Pam said that a study of trash collection charges for all of the homeowner associations in the Braddock District revealed a high variance. The Jeffrey Trash Service has the lowest rates. At the January District meeting, the numbers will be analyzed with a goal of establishing uniform rates for the area. An option will be to get the County to do the collection.

Treasurer: Chuck is ready to purchase the second certificate of deposit.

Welcome Wagon: Nancy followed up on the Bernott property by talking to some of the neighbors. Bob Cosgriff had talked to the lawyer involved. Bottom line the neighborhood needs to keep an eye on the property until there is a new owner.

ACC: With regard to the Fletcher/Guerrero property, a contractor has begun to the needed repairs and improvements. Mr. Guerrero must request another ACC review to get approval for a new color scheme. This is a new issue and Bob Sottile has sent a letter concerning the need for a new review. Mr. Guerrero has threatened to take HFCA to court in lieu of paying all of the fees that he owes. Mr. Guerrero made a counter offer to pay for three years of dues and late fees but not pay for interest and legal fees.

Motion: Harry Herchert motioned to reject Mr. Guerrero's offer. The motion was seconded and passed unanimously.

Action: Bob Cosgriff will draft the letter to Mr. Guerrero, advise him of the Board's decision and direct that further communications about his lien should be addressed to the HFCA lawyer. Bob will send a draft to the Board members for review.

As the last official act of the last Board meeting of 2000, Bob Cosgriff officially introduced Rita Mullin and Kathy Gillette to the Board.

The meeting adjourned at 7:50 pm.

- The president, Bob Cosgriff, called the meeting to order at 7:35 pm in the home of Kathy and Chuck Bethany. Also present: Chuck Bethany, Bob and Lee Sottile, Nancy Rosenkranz, Larry Rodgers and Harry Herchert.
- The October minutes were approved as written.

Discussion:

President: Bob read a note from Pam. She provided information on a District Town Meeting that was also attended by Kathy Gillette. The meeting was an overview of disability services in the County and will be broadcast on Channel 16 on Monday evenings. Also, discussed was an update to the District's poll of Associations concerning trash collection. Ten responses were received; HFCA was not one of them although Bob had sent in our response. In general, AAA had higher rates than BFI. As far as the Directory Update project is concerned, Bob has yet to receive the information from Pete Scala. Chuck took the action to get the original data.

Grounds: Larry stated that the contractor had started on the trees in the common ground. Piles of mulch were left. Nancy and Chuck brought up the fact that our walking path actually crosses the property line of Chuck's neighbor. The neighbor had also complained to Chuck about people dumping leaves in the common grounds. They had been asked to join the Association several months ago. Chuck will maintain contact with them.

ACC: Bob Sottile provided approval letters for Bush and Weir. The ACC is reviewing two other requests. The Fletcher/Guerrero hearing, postponed to the 4th of December, may not be needed. Bob S. is waiting for a letter from our lawyer that will provide the year-by-year details on what is owed on late fees and interest. Bob S. had a good discussion with Mr. Guerrero about the work that needed to be done on the property. Chuck took an action to provide Mr. Guerrero with a copy of the by-laws and add him to the newsletter mailing list.

Motion: Bob Sottile motioned to waive the Fletcher/Guerrero late and interest fees. Bethany seconded the motion. After discussion, Bob Sottile modified his motion to include payment of the late fees i.e., waive the interest fees. The motion carried three to two.

Neighborhood Watch: The watch will follow up on the Bernott House at 4319 Still Meadow.

Treasurer: The account balance is \$21,060.99. \$5,000 has been used to pay for a CD at 5.39% interest and will mature on 4/16/01. Chuck received a request for a VPOAA package for the property at 4334 Still Meadow.

October 11, 1989

The October meeting of the HFCA was held at the home of Joyce Councill.

The minutes of the September meeting were read and approved.

The president, Ron Cruz has been unable to produce a newsletter for September due to pressure of work in office. He will make a three page newsletter to be mailed next weekend.

Old business discussed, as follows:

Next meeting of the planning commission to discuss the Braddock Manor development will be on November 2nd. The October 4th meeting was deferred. HFCA has been assured that Harvester Farm Lane South will remain a permanent cul-de-sac. The builder is asking for zoning to build 1 house per 1/4 acre. There was concern about drainage on land adjacent to Harvester Farm Lane. HFCA has requested that the builder provide a wooden fence and buffer of trees and shrubs between the two developments; he has agreed.

HFCA is investigating the laws concerning the parking of trucks in a residential zone. This is in reference to truck parked in Round Top Court.

Sharon Bulova and the police have been contacted, requesting enforcement of traffic laws while Burke Station Road is closed for work at intersection with Braddock Road.

Due to Ron Cruz' busy work schedule, the letter to the Vandovers has not yet been mailed.

Ron has mailed a letter to the lawyer, Mr. Becker, regarding his lack of service to the community.

The Annual Meeting of the Association is planned for November 14, from 8:00 p.m. to 10:00 p.m.

The Agenda for the meeting will be as follows:

1. Treasurer's report/1990 budget
2. Slate of officers
3. Accomplishments
4. Board Issues
5. VPOAA
6. Spring Fling
7. By Laws/Covenants
8. Garden Committee

Mary Buchanan will be responsible for making arrangements with the school for the use of the cafeteria for our AGM. She will also arrange with Giant for the use of one of their coffee pots and the purchase of pastries, coffee, etc., for refreshments during the meeting. Ron, Scott and Joe will be at the school early to set up chairs and tables.

Joyce and Mary Mansour gave a report on the 6 new families visited by them during the past month. Each family was given a little gift of flowers to welcome them to the community.

The meeting was adjourned.

September 20, 1989

The September meeting of the HFCA was held at the home of the president, Ronald Druz.

Vice President, Joe Roberts, brought the meeting to order. Discussion of old business was deferred until Ron's arrival.

Joe introduced Hickory Farms residents, Mr. and Mrs. Krusynski, who live at 4335 Still Meadow. The Krusynskis presented their plans for the addition of a deck at the side and rear of their home and plans for replacing their existing fence with a similar structure. The plans were reviewed by Joe and Scott Devine. The Krusynskis were asked to provide the board with a photograph of the rear of their house and a copy of their plat. Scott made a motion to approve the plans, subject to the Board's receipt of the requested materials and the Krusynskis receiving approval from the county. Motion was carried unanimously.

Ron assumed the chair on his arrival.

Treasurer, Scott Devine, gave his report. The bill for the insurance for the common area has been paid and the bond application has been submitted. No word about the liability insurance at present. Money from the old Neighborhood Watch committee will be transferred into the general bank account. There were some payments of late dues.

So far, Mr. Becker the lawyer has not responded to Ron's and Scott's questions regarding property liens. We have, nevertheless, received a bill from him for previous services.

Next on the agenda -- old business.

Mr. Maloney has applied for permission to build a fence on his property. Scott suggested that we withhold permission, pending payment of a \$25 late fee to the association. Joe felt uncomfortable with that strategy and Ron felt that we could not demand the late fee in exchange for a permit as they were two unrelated items. Scott felt we should ask for the \$25. After some discussion a motion to that effect was presented and carried unanimously. A letter will be mailed to Mr. Maloney, stating that upon his payment of late dues, approval will be granted for him to build the fence.

The board discussed the presentation, by the developer of Burke Station Woods, of his latest changes to the plans. Since the developer has reduced by one the number of houses he proposes to build and rearranged the layout to a more satisfactory position, the board feels that we should give approval, subject to county approval of the storm water retention facility. A letter should be mailed prior to the next rezoning meeting, scheduled for November 8, 1989.

Ron and Joe were in touch with Davenport Landscapers to discuss the boxwoods. The committee was advised that they were wasting their time with the boxwoods as there was no real hope of bringing them back to past glory. Scott will make one last try to contact the lady at Mount Vernon before we decide on a final course of action.

The Vandovers have not replied to our latest letter regarding their picket fence. It was decided that if no action has been taken by them by the end of September, a second letter would be sent, informing them that a lien would be placed on their property. A letter to the Vandovers is being prepared.

violators asking them for evidence of prior boards' permission for their changes to their property. There will be a note in the next newsletter informing the homeowners of the possibility of their receiving one of these letters and asking for their cooperation. Joe made a motion to approve this action. The motion was carried unanimously.

At the next meeting we will have a report on the lawyer's response to our needs. If he still hasn't responded to our requests for assistance we will then discuss finding another lawyer. The lawyer did intimate that HFCA is liable for any claims against sheds in the common areas. Letters will be sent to the owners pointing out HFCA liability and informing them of the recommended course of action - move sheds onto their property. Joe and Scott will sign these letters.

There have been reports of potentially dangerous dead trees in the common areas and Scott will look into finding a qualified person to remove same.

There has been a delay in the closing of Burke Station Road but the closing will take place at the end of September. Ron discussed with police the problem of speeders and motorists cutting through the development during this time. We have been advised that we can instruct the contractor to remove any signs he may place advising motorists that they can detour through the development. We will keep a close watch on this situation.

There will be a breakdown of the information from the survey in the October newsletter and also the agenda for the Annual meeting, to be held on November 15. Mary Buchanan will make arrangements with the school for this meeting.

Ron attended the meeting of the rezoning board, regarding the building of Braddock Manor on the South side of Harvester Farm Lane. There was a proposal to build 8 homes but HFCA and Sharon Bulova would support the building of only 6 homes. The Harvester Farm cul-de-sac will not be extended to accommodate any of these homes. The next public hearing will be on October 4, at 8:00 p.m. in the Massey Building.

A resident, Mr. Sharp, is concerned about the parking of a semi-trailer in front of 10114 Round Top Court. Apparently there has been a problem with this same trailer before and it was understood that the previous board had worked out the problem. We will look into it.

It was suggested that we could use the money from the Neighborhood Watch fund as a reward for the identification and conviction of the parties responsible for destruction of mail boxes in the community.

The meeting was adjourned.

The next meeting will be on October 11, at the home of Joyce Councell.

August 1, 1989

In the absence of the President Ron Cruz, Joe Roberts chaired the meeting.

Joe brought the meeting to order. The members reviewed the July minutes. The minutes were approved unanimously.

It was noted that the letters concerning the Vandover case and the sheds that are on the common area are in the hands of the lawyer for approval. If the lawyer approves the wording of these letters, they will be mailed to the residents concerned.

The question of the board organizing a Fall festival was raised. It was decided to wait until the results of the survey have been tabulated before taking any action.

Joyce Councell suggested having general meetings more often in the hope of interesting more residents in the working of the board.

The board was informed that the tree house had been removed and the area cleaned up.

Joyce questioned the legality of spending HFCA funds on the Spring Fling. Joe suggested we consult the lawyer for a ruling.

Ron has planned a trip to the Marine Barracks for the neighborhood youth and board members were invited to attend as chaperones. This outing is intended as a contribution, by the board, to provide activities for the young ones in the community. Joyce feels that we are not responsible for entertaining local youth.

There is no news about the rezoning request for the Braddock Manor subdivision. The board of the George Mason Forest subdivision is very concerned about this rezoning.

Joyce has volunteered her services to be coordinator of a carpool service for the community. Board members had recently been contacted by returning residents, anxious to join an old car pool or perhaps form a new one. Information will be given in a future newsletter.

The treasurer, Scott Devine, gave his report. There had been no change from the last meeting and no change of status of late payers of annual dues.

Our attempts to solicit an estimate to reseed part of the common area has met with no response from the lawn care firms who have been contacted.

The D&O Insurance application and proposal should be in the mail shortly. The Insurance policy will be reviewed before we make our payment for another year.

Scott is working on assembling the materials for the VOAA packets. He has been contacted by a firm of real estate lawyers, Eskovitz, Lazarus and Pitrelli who are interested in having our business. Their costs are much less

than the present attorney and it was suggested, by Mary Buchanan, that we contact some of their present customers to find out if they are satisfied with the firm's service before we consider changing our lawyer.

The architectural committee has been contacted by Carla Shoap. She had received permission to build an addition at the rear of her carport and is now requesting permission to add a deck. Permission was granted, provided the plans were approved by the county.

There was further discussion on the condition of the boxwood grove. It was suggested that we ask the county arborist to have a look at the boxwoods and give us advice on trimming them. Scott hoped to contact one of the gardeners at Mount Vernon, who may also be able to give us help. There is, also, the problem of mulching the shrubs.

At a meeting at Sharon Bulova's office, it was announced that Burke Station Road would be closed for a period of 30 days, to allow work to continue uninterrupted on the widening of a section of Braddock Road. Ron will be asked to request additional police patrols during this time, to control drivers cutting through the development.

The next meeting will be at the home of Joyce Councill on September 6.

The meeting was adjourned.

July 11, 1989

The July 11 meeting of the Board was held at the home of the president, Ron Cruz, who brought the meeting to order.

Ron gave a brief synopsis of business carried out at the previous meeting for the benefit of Board members who had not been present. This covered the Questionnaire, Job descriptions, new law regarding VPOA Act, D&O Insurance, Vandover case and possibility of changes to covenant.

Joyce had been approached by a former board member, questioning the legality of the Board's spending HFCA funds on the Spring Fling. This will have to be looked into.

Mary Buchanan voiced concern that the previous meeting was attended by the boys who were concerned with the treehouse. She felt that they should not have been present while certain other items of community business were being discussed. In future, perhaps business of that nature should be discussed before the official meeting takes place. The letters prepared by Joe Roberts for homeowners who are in violation of covenants are still in the hands of the lawyer. The lawyer has been extremely busy and has not been in contact with Ron. It seems that this matter will be in limbo until August.

A proposal was made regarding siting of picnic tables and benches, to be provided by the Board, near the boxwood grove.

Ron is going to try to take as many of the young residents of Hickory Farms as are interested to a performance of the Marine Tattoo at the Marine Barracks, some evening in August. It was hoped that the Board might find other ways to provide activities for the youth during the school vacation.

A letter accepting Bob Mullin's resignation from the Board was mailed on July 10, 1989.

Ron had a site plan for the proposed Braddock Manor subdivision which will be adjacent to the South end of Harvester Farm Lane. The builder would like to extend that court to accommodate three of the houses being built in the new development. The board will follow the plans and work with residents who will be affected by this request.

A copy of the draft of our reply to the Vandovers was passed round. The letter will not be mailed until the lawyer has ruled on the legality of our statements.

It was decided that the October newsletter should contain the Agenda for the November general meeting. Hopefully it will induce more of the homeowners to attend this meeting.

Scott and Ron are working on the packet required by the VPOA Act. They will next have to decide how much to charge for providing one of these packets.

Scott has been investigating the By-laws and Covenants of the association and has contacted the County for a copy of the covenants and any possible amendments that have not been noted by previous board members. We may have to have a title search to uncover some of these documents.

A motion was made for approval for a search to determine correct version of covenants. The motion was carried unanimously. Scott is interested in

It is hoped to mail the July newsletter and questionnaire quickly so that we may have some replies to the questionnaire before the next meeting.

The meeting was adjourned. The next meeting will be at Mary Buchanan's house on August 1.

July 5, 1989

The July meeting of the HFCA Board of Officers was held July 5, 1989 at the home of Joe Roberts. The President called the meeting to order.

It was decided to defer approval of June minutes, as board members had not had time to read them, until August meeting.

Scott Devine gave the treasurer's report. We now have only 3 or 4 homeowners with outstanding dues. Scott had a call from an insurance firm in California regarding our Director's and Officers insurance. It seems that we have had that insurance all along, though there is no record of an insurance policy in the HFCA files.

Ron Cruz and Scott attended the meeting regarding the new VPOA Act and are working on preparation of a package that will be available to prospective purchasers of Hickory Farms homes. The completed package will be shown to the HFCA lawyer to confirm that all required materials are included. The charge for providing this package has yet to be determined.

It was decided that Ken Buchanan would be asked to assist with production of the Newsletter starting in July.

Ron asked the committee for any further questions to be added to the questionnaire. Perhaps we should suggest a Fall Festival.

There was some discussion of the Vandovers' latest letter.

The Vandovers are assuming that, since they did not hear from the HFCA during the past 30 days, they have automatic permission to retain their fence.

Ron felt that our reply should correct their misconceptions caused by our failure to respond within 30 days.

Our next letter would state:

1. Their original request was denied
2. As yet, they have not submitted alternate specifications or plans to request a waiver
3. No plans have been submitted regarding their recent addition of a trellis

A copy of the draft of our reply will be shown to the lawyer before being mailed to the Vandovers.

Scott suggested that the new letter should state:

1. They have 60 days in which to remove fence
2. If not removed a lien will be placed on property.

A motion was made to write letter to Vandovers responding to their June 1 and July 5 letters explaining the Board's interpretation of the Covenant affirming continuation of violation. They will be required to remove fence within 30 days of receipt of this letter. A copy will be mailed to attorney.

Joe proposed an amendment to motion: that the letter should also call to their attention additional violation of trellis and subsequent removal within 30 days.

Ron will have draft of letter for review at next meeting

The motion was carried unanimously.

The next item of discussion was the request for the erection of a tree house in the common area.

The request was made by Jason Roberts, Chris Pressler and Jeff Cosgriff.

These boys had built, without permission, a tree house in the common area adjoining Cotton Farm Road. There have been complaints from some homeowners and requests that it should come down.

The Board is bound to uphold the covenants and approval could be granted only if 90% of homeowners agreed. Bob Cosgriff had suggested that the parents of these boys should expect to accept liability for any accidents resulting from use of structure. Joe Roberts said that he would not wish to accept this liability himself.

The boys wanted to know who was complaining and why?

Scott answered that people were afraid of someone getting hurt.

Ron felt:

1. There was no way to permit it to remain.
2. He would never allow it.
3. There was fear that it would become a troublesome congregation area.
4. An arborist within the community was afraid of damage to the trees.

The boys stated that they had had a compliment from a resident on Still Meadow and that they were trying to take care of safety problems.

What is the liability ruling on this?

If there were a law suit, it was felt that Board members would be liable. (Even if the parents were willing to accept responsibility, the board would still be liable because of the unenforceability of the other course upon the parents). Scott mentioned one case where one board member lost his home because of a suit in his community.

Ron told the boys that the tree house would have to be removed immediately.

A request was heard from a homeowner to use the common area behind her home for an office party. Permission was granted providing no alcoholic beverages would be dispensed on the common area ground.

Reference was made to the resignation of Board member Bob Mullin. The resignation was accepted, unanimously, as of July 15, 1989.

We will have to try to find a successor to fill his place until elections are held in November. Mary Mansour, Scott and Ron were named to the nominating committee.

The meeting was adjourned. The next meeting will be on July 11 at the home of Ron Cruz.

June 1, 1989

The June meeting of the HFCA Board of Officers was held at the home of Scott Devine. The minutes of the May meeting were read and approved unanimously.

Scott gave the treasurer's report.

We have \$24,369 in the bank with 13 homeowner's dues outstanding. 5 homeowners still owe late fees. The second notice about dues will be mailed shortly. Scott will hand deliver those letters.

Scott noted that the insurance for the common area had expired. This had been carried by Reliance Insurance. Scott had checked and found no record of the Association ever having carried Director's Insurance. There is insurance for Bonding HFCA Board members against embezzlement. It is essential that there is Director's Insurance to protect Board members against any suit against the Board. The cost of our liability insurance will be going up. Bob Mullin suggested that we change the company as we may be able to get a better rate with another firm. Scott will check it out.

The grass cutting is going ahead on schedule. There were some concerns about the quality of the trimming and Ron will call the firm to register our concern.

E.J.'s trash provided our spring clean up and assisted all homeowners to dispose of unwanted items. E.J. noted that in future they will pick up only from their own customers.

Next item of discussion was the Spring Fling: Preparation is going ahead and Ron will decide how to distribute the work load connected with this function. Marty will assist by giving us notes on how many attended and how much food was consumed at last year's fling. He will also give leads on hiring the Moon Bounce and ponies. Scott will develop a flyer regarding the fling and Mary and Joyce will arrange for delivery of same. The flyer will announce date, time, activities and rain date. Joyce volunteered to use her phone as the RSVP contact. She will also coordinate the list of food being provided by participants. We will have signs at the two entrances about three days before the Fling as reminders to the community. Ron will make the signs. Other activities suggested are volleyball, horseshoes, soccer and a clown who will have balloons. The time will 11:00 a.m. - 3:00 p.m. Joe would like to have a competition to name the boxwood grove. We will also look into borrowing pictures from one of the areas older residents of what the farm and surroundings looked like before the development. Ron will contact Mr. Layman to see if he has any pictures or memorabilia that would be of interest. It was decided that all picnic supplies would be purchased from the Safeway and picked up on the morning of the picnic from the store. Ron will see about borrowing a large grill from the Marine Base and, possibly, some tables.

Marty Stein requested that the Board once again look into lighting the entry signs on Burke Station Road and Roberts Road. The Board decided that they would rather leave the matter for future discussion at the Annual Board meeting or include the suggestion in the questionnaire. Board members felt that it would be a waste to light such poor signs. Scott suggested the possibility of painting the concrete portion of the sign and outlining the lettering to perhaps make the wording on the sign visible. Bob Mullin noted that painting would involve future upkeep. A letter of thanks will be sent to the Halls who have planted an azalea bed on the common area that abuts their

Joe and the garden committee have authorized Neilson Landscaping to proceed with the job of cleaning out the boxwood grove. This is the first part of a two-part proposal for improving the appearance of that part of the common ground.

Plans are also being made to solicit bids for the test seeding of part of the common ground that is bare and subject to erosion. A note will be in next newsletter regarding dumping of garden rubbish in the common areas.

Bob Mullin announced that at the latest meeting of the planning commission, regarding the request for rezoning of the section of Burke Station Road close to Hickory Farms, the motion was unanimously denied.

The next meeting of the Board will be at Scott's on June 6.

June 6, 1989

The meeting was called to order by the President, Ron Cruz. A copy of the latest letter from the Vandovers was passed around.

Scott has contacted Ron Miller of Super Lawns regarding our wish to reseed part of the common area on an experimental basis. He will also solicit bids from other contractors.

Scott has also requested an application for Director's Liability Insurance. It was noted that our taxes have not been filed as yet. Vince Dean had indicated that he needed more information before filing same.

Eight homeowners still have not paid their dues.

Ron noted that Marty had had the information for the latest newsletter for 10 days but, due to the pressure of his business, had been unable to get to it. He would probably be able to print the May/June newsletter on the following weekend but would be unable to continue producing the newsletter. Mary volunteered her husband as an assistant as he had indicated that he would be willing to help out if needed.

Regarding the Spring Fling - Scott is working on the flyers. The previous board advised against signs at the entrances to discourage gatecrashers. The phone list of homeowners will be divided up between board members and they will contact people on their list and remind them of picnic and try to gauge number of attendees. Members of community will be asked to assist with various tasks connected with picnic.

The proposed questionnaire was passed round and discussed. A few changes were suggested though the members were pleased with sample provided.

Members voted to postpone discussion of Vandover's letter until special meeting to be called for the following Tuesday. Meeting will be at Mary Buchanan's house.

June 13, 1989

The special meeting was brought to order by the President.

Meeting commenced with a recap of previous business:

1. Letters drafted by Joe Roberts had been sent to the Hickory Farms Lawyer they would prefer us to look after community instead.

May 2, 1989

The May meeting of the HFCA Board of Officers was held May 2, 1989 at the home of Mary Mansour. The minutes of the April 5, 1989 meeting were read and approved with amendments.

Ron Cruz suggested that in future he would call members of board with agenda for meeting 48 hours in advance. Members could add items of business, as necessary.

The treasurer gave his report. At present 18 owners have not paid their dues and 5 owners paid late and will be billed a late fee. There is about \$21,000 in checking account. Scott will get new signature card for the money market account and then transfer some of the money in the checking to the money market account.

Ron went over old items of business.

The board received 3 proposals for lawn mowing:

1. R&R who had previously been mowing.
2. Dan , a Hickory Farms Resident.
3. E.R. Neilson Inc.

Joe had talked with representative of E.R. Neilson and had discussed a plan to restore the boxwood grove on the site of the old farm house. The garden committee will discuss this later and get an estimate for proceeding with this project.

Bob Cosgriff had suggested an "adopt a lamp post" project.

Joe moved that we go with R&R again and the motion was carried unanimously.

Marty has requested advance notice to assist him with printing the newsletter.

The architectural committee gave their report.

On the subject of the two sheds, owned by Marty Stein and Sam Riffle, presently situated on the common area, it was decided to send the owners a letter informing them that, in exchange for an agreement that they would accept liability for any problem arising in connection with their sheds, they could leave them where they are. The motion to send these letters was carried unanimously. An amendment was proposed: Before sale of either home, the sheds would have to be moved from common area by present owners. The amendment was also carried unanimously.

A letter stating the board's position will be mailed by the architectural committee.

A letter notifying the Vandovers that their fence is in violation of the covenants will also be mailed.

A motion on the above was put to the floor and carried unanimously.

It was shown that in Article 7.8 of the covenants, it is stated that sheds cannot encroach on the common ground. It was suggested that we have a lawyer look over the letter before it is mailed. Motion was carried unanimously.

Notice was given that the meeting regarding the Burke Station Road rezoning was scheduled for May 10 at 8:00 p.m.

Bob Mullin asked for vote on issue to oppose construction of Burke Station Woods rezoning.

Joe suggested that, in our letter to the Board of Supervisors, we should give the following reasons for opposing the rezoning:

1. Steve Cartales feels the holding pond will affect his septic field.
2. Re-routing the flow of water through the storm sewer pipes will redirect the water that presently nourishes the trees.
3. New street would make 1 house in violation of codes if it were ever cut through to the north of development.

Motion was carried unanimously.

Bob Mullin offered to walk round to neighbors who would be most affected by the new development to given them information on the board's decision on the matter.

May 27 has been designated the spring clean-up day for EJ's trash.

In addressing other problems with homeowners who may have violated the covenants, the architectural committee will go through the architectural records and look for signs of waivers having been granted. Letters will be mailed to obvious violators, requesting their cooperation in establishing whether they had been previously granted a waiver.

Problems to be addressed:

1. Junk yards
2. Cutting common area
3. Lights for Hickory Farms signs
4. Garbage and grass clippings sitting out two days before trash pick-up day.

The information for the questionnaire and the job descriptions should be ready for Ron by May 15th.

Tentative date for the Spring Fling is June 24 with June 25 as the rain date.

Resident, Rick Hall, has requested permission to plant a small bed of azaleas on the common ground, adjacent to his home at the corner of Cotton Farm and Farm House Lane. Garden Committee will meet on Saturday, May 6, at Hall's house to review request.

Mr. and Mrs. Hicks requested permission to expand existing deck at the rear of their house. Approval was unanimous.

Mr. and Mrs. Chakrabarti requested permission to enclose their carport. They will endeavor to match the type of siding on the house. Request was approved unanimously, subject to county approval.

Discussion of lights at entrance signs was held over until the next meeting.

Meeting was adjourned. Next meeting will be at Joyce Councill's house on June 1, 1989.

April 17, 1989

A special meeting of the board was held to review a request for a variance to the covenants, submitted by the Vandovers.

Ron Cruz, president, called the meeting to order and turned the chair over to Joe Roberts and Scott Davine, the Architectural Committee.

Joe and Scott had reviewed the request for a variance and compared the structures of other, previously-granted variances. They felt that the other variances did not apply as no other owner had erected a fence along the edge of the sidewalk.

Ron had spoken to Larry Becker, who is an attorney. Since there is no legal definition of what constitutes a fence, a reasonable definition comes from looking at the structure and deciding what you would call it. The board decided that they would like to call it a fence. The board then had to decide whether or not to grant a waiver.

Joe recommended that we review the facts:

1. Is it a fence? If so, should it be approved as an exception to Art. 7 para 3 of covenants?

Should we:

1. Grant waiver
2. Deny request
3. Grant waiver to alternative structure which would be approved by the

board.

Mr. Vandover noted that if the fence had to be removed he would put up something else to protect his flower beds.

Joe: What did you have in mind as an alternative?

Mr. Vandover did not wish to discuss this until we had voted on his present request.

Sheet showing signatures from other owners in the development approving Vandovers' fence was passed around. Signatures were intended to show that some members of the community were not against the fence.

However, the architectural committee noted that the covenants must be applied universally.

Joe made motion: If you would like to submit structure of less fence-like design, the committee would consider it seriously.

Scott asked if there had been a waiver in past.

Joe: It does not show in the records.

There was discussion about Mr. Cortez' section of chain link fence being approved.

Bob Mullin said that a previous owner had been denied permission to erect a chain link fence. Ron's interpretation of the covenants showed that they did not specifically forbid chain link fencing. Bob maintained that a previous board denied permission for a chain link fence.

Joe suggested that the Vandovers move fence back from sidewalk and reduce its

height. Feels that, if it were approved in its present form, it would be a radical departure from other structures and set a precedent in the community that might make problems for future boards.

Mr. Vandover passed around pictures of houses in the community with fences and shrubs that he felt were in violation of the covenants. He felt that he wasn't setting a precedent with his fence. He felt that the material and structure were in keeping with neighborhood. He referred to his fence being in his side yard. Joe felt that there was confusion regarding the placement of a side yard. Many of the fences in the pictures were not beyond front restrictive line. Ron noted that the covenants do not prohibit fences on side or back of lots. Although board is aware of one house with a picket fence around the lot none of it extends beyond the front restrictive line.

Scott pointed out that all fences not approved were originally constructed by developer as part of original community construction.

Bob Mullin noted that the Vandovers had an incredible number of signatures --- more than the number of residents who attend the yearly meeting. Suggested we consider seriously voting with these signatures and community opinion in mind.

Mrs. Phillips who has lived in community for 3 1/2 years attended board meeting for the first time. Noted that she had never been active in community but would now start to complain and gripe at meetings. She has spent a lot of money on her house which was a big investment. She now lives next door to renters who do not look after their yard. The carport and deck are piled up with junk and the shutters are broken. Thinks it is time that we go after these people and make them tidy up the property.

Ron agreed that it is incongruous that we are spending so much time considering the application for a fence and not spending time on the messy yards. He admitted that he had only recently read the covenants and become

familiar with the rules. If a violation is an improvement rather than an impediment, how do we deal with this? How can we deal with everything? If we ignore violations we are setting a precedent. We should try to abide by the rules. Not really pleased with the covenants and would like to see changes. It would take the vote of 90% of community to change the rules.

The business of the fence was going to be a difficult decision. How do we decide what is good or bad. We are not trying to make enemies but feel that we must uphold the covenants as they are written. Our next priority will be to concentrate on making the untidy owners/renters clean up their yards.

The board noted that they would like to be able to approve the fence but had to consider future waiver requests.

There was discussion of the Vandovers' letter requesting waiver. Since they admitted that they were not sure that their fence would comply with covenants board wished that they had asked first, before commencing work on the fence.

The covenants state that there should be nothing beyond the front line restriction.

Ron asked for a motion to be made in consideration of Vandovers' fence:

Yes -- leave it be.

No -- look for a compromise.

Joe noted that he had spoken to Bob Cosgriff who seemed to think that the split rail fences had been installed by the builder. Exceptions had been made by waiver or by mistake.

Ron made motion to vote "Yes" or "No" on waiver to permit the Vandovers to keep fence. Motion seconded by Bob Mullin.

Voting was: Grant waiver, 2 votes. Deny waiver, 5 votes.

Ron would like to propose to work out a solution -- an alternative that will fit in. Open to suggestions.

Scott observed that no one can see and enjoy garden because fence is so tall that it constitutes a barrier.

Joe suggested the fence be moved behind tulip bed -- it would set off flowers and protect raised planter beds behind. It would be more in keeping as a decorative border.

Mr. Vandover mentioned that he hoped that we would go after other fences that are in violation.

Mrs. Vandover complained that the board was biased and did not listen to the neighborhood. Promised that we would get lots of phone calls and complaints. The neighbors will be annoyed. The Board will be sorry, as there will be more calls. Board is very biased.

Complaints listed by the Vandovers and Mrs. Phillips were:

1. Cosgriff's gravel driveway with weeds coming through.
2. G'Shea's house.
3. Mattress discounter's house -- Mr. Miser. Mrs. Phillips suggested that the board be responsible for tearing down deck and other structures at rear of house.
4. Entrance house at Roberts Road.
5. Grass clippings in bags set out on Sunday for Tuesday's trash pick-up.
6. Unleashed dogs and droppings in neighborhood.
7. Motorists speeding.

Bob Mullin would like to assent. Would like record to show that he voted for

waiver. Believes it is test that board's decision is even-handed. Believes that the board should consider the will of people.

Scott discussed with Mrs. Vandover the possibility of her petitioning the community to have changes made in covenants. Asked if she would be interested in assisting in project, Mrs. Vandover declined.

Joyce Councell said that she would be willing to help get signatures.

Mrs. Phillips reiterated her distress with her neighbors and asked Ron and Joe to tackle them but not to use her name.

The Vandovers and Mrs. Phillips left the meeting.

Ron said that he understood their feelings and the decision was not easy. If the neighborhood is irate we will have to carry on and tackle next problem. We have only tried to interpret the covenants as stated.

Joe said that the architectural committee will send a letter about the fence, stating that it is in violation of the covenants. Ron does not wish to set a time limit in the letter. He does not wish the board to appear confrontational or be seen as policemen. But, residents will have to comply with covenants.

The letter from Bob Mullin to board members and Joe Roberts' rebuttal were discussed. Ron noted that the reason for the board's initial action was at the request of Mr. Mattingly and Bob Mullin who drew attention to fence in the first place. Bob Mullin had indicated that he did not wish to be further involved and as a result Ron and Joe had gone to talk to the Vandovers. Now Bob disagrees and supports the Vandovers. Vandovers was the new board's first case and now we will have to tackle other problem homes. How will we tackle Cosgriff's driveway? To get cases moving we should first notify homeowners, in writing, that they are obligated to abide by the covenants.

Bob asked for vote on waiver for Vandovers' fence. It was decided that the vote by board should stand. The letter to problem homes should have friendly tone and not be interpreted by public as confrontational. What about the Spring Fling? What about a compromise for the Vandovers? Will the tone that has been established put heat on architectural issues. Who will support democracy on board?

Ron did not feel that the board was confrontational and they will continue to support existing covenants. This is a difficult time for the board but if any member feels he/she cannot support the majority he should resign.

Ron will try to get a copy of the next newsletter to each board member before it is mailed. The president's corner will deal with the responsibilities of the architectural committee.

Joe feels that the case should be mentioned in the newsletter. We should have something prepared, reminding homeowners about covenants and what steps they should take before beginning structural changes.

Ron asked if we should send letters to violators notifying them. Joe thinks there is not provision in the covenants to approve waivers.

Bob Mullin thinks we should kill off the dandelions, ask the community for its gripes. We will address the problem through the questionnaire.

Scott reminded us that we should not be pointing fingers at other board members and the board should try to be harmonious.

It was decided to allocate \$100 for welcoming kits this year (1989). The motion was carried unanimously.

Scott mentioned a yearly registration fee of \$25 and a Lawyer's fee of \$125

for the . Joe said we can do this ourselves and he will have info to pass on to future board.

Scott will contact E.J.'s trash about a clean-up trash pick-up on some future Saturday.

Joe gave information about the bids for the grass cutting.

It was decided to use the contractor who had previously been cutting the grass.

Mention was made of Cosgriff's application for funds to build purple martin houses in the common area. Joyce has checked on prices for these houses. It was decided to have Cosgriff submit his plan and vote on his proposal at November meeting and then be ready to instal these houses next year, if the suggestion is approved.

Ron mentioned that the police would be conducting speed traps throughout the community in response to complaints about cars speeding through the community.

The next meeting of the Board will be at Mary Mansour's home on May 2 at 7:30.

April 5, 1989

The April meeting of the HFCA Board of Officers was held April 5, at the home of Joe Roberts.

It was agreed to defer discussion of the leftover business from the previous meeting (i.e., points of order, job descriptions, and survey) until May as there was much business concerning the Architectural Review Committee to be addressed.

The Treasurer gave his report. Five owners were late paying their dues and ~~two~~ owners still have not paid. A letter will be mailed to them shortly. Vince Dean will once again handle the taxes for the HFCA. The balance in the checking account is \$20,000 and the Money Market account has a balance of ~~around~~ ^{around} \$3,000.

A bid was received from the firm which has been responsible for the mowing of the grass in the common areas. It was decided to solicit bids from two other firms for mowing. ~~We~~ will accept the most competitive bid. It was noted that we have lost one of the Bradford Pear trees from the common area at the edge of Cotton Farm Road. The committee decided to form a Garden Committee to arrange replacement for the tree and perhaps consider more landscaping. Joe Roberts, Bob Mullin and Mary Buchanan volunteered for the committee. We will also invite interested homeowners to assist.

The rezoning meeting for the Burke Station Road cluster development has been postponed. Joe Roberts gave a presentation of the proposed plan and apprised the members of his suggestions to the developer that may improve the design of the development and preserve more open space.

The Architectural Committee then took over the meeting and gave a report of the applications for review by the committee.

1. Mr. Ross Cortez had submitted plans for a deck and fence addition to his home on Harvester Farm Lane. The fence consisted of 6ft wood fencing on three sides with vinyl coated chain link at the rear of the property. Questions were raised about the use of chain link but it was noted that it is not prohibited in the covenants. The plans were unanimously approved, the finished product was inspected and approved by the Architectural Committee and a letter of approval of the appropriateness of the project will be sent to Mr. and Mrs. Cortez.

2. Mr. Sam Riffle submitted plans for a deck to be built at the rear of his home on Harvester Farm Lane. The plans were reviewed and Sam has agreed to modify them to ensure that the deck does not protrude beyond the edge of the house. It was noted that the shed at the rear of his property is either all or partly on the common ground. Committee is concerned about liability for damage if there should be any problem with possible storage of pesticides or other contaminants in the shed that could possibly leak and leach into the soil. The shed is located close to Rabbit Run. Because of the pressure of other business and because this problem is not connected to the application for the deck permit the committee tabled a motion to discuss the shed at a later date. The plans for the deck were approved unanimously and upon completion the deck will be viewed by Architectural Review board. If satisfactory, a letter of approval will be sent to Mr. and Mrs. Riffle.

3. ^{Mrs Allan Shoap} ~~Mr. Ron Colaprete~~ ^{their} submitted plans for extension of his car port to rear and front of house on Still Meadow Road. The project will provide a new family room addition while still leaving him space to park a car in the ...

Put in
check on
paying dues
- How much
- record keeping
We would
like to start
VF Garden
Committee to develop
plans for
landscaping
of common
areas & HF
interests meeting
should call
see
(back)
sheet

Shoap

port. The addition will be finished to match the rest of the house. Committee felt there may be a problem with the county approving the extended roof line at the front of the house. Bob Mullin felt we shouldn't be giving homeowners advice. Ron Cruz felt that a little neighborly advice would not be amiss. A motion was made to approve plans, pending county approval. This was approved unanimously.

This is a misrepresentation. Drop it.

4. Mr. and Mrs. Vandover submitted a request for a waiver to covenants to accomodate the fence they have constructed across part of their property on Farm House Lane. The fence runs along the sidewalk on one side of their house. Ron Cruz and Joe Roberts had previously visited the Vandovers to discuss their construction and as a result of this meeting the Vandovers circulated, to each board member, a letter defending their construction and specifically requesting that Joe not be on the committee voting on their waiver request. Joe presented the facts and passed round a series of pictures he had taken of each house listed by the Vandovers as being in breach of the covenants - by having hedges or fences outside of the permitted area. Scott had done some research and found that a lot of the fences mentioned had been put there by the builder to make the development more attractive to prospective purchasers.

*Not so
He is an
equal
member.
any
equal
As an
one*

Joe then volunteered to step down and hand the chair over to Scott Devine, ^{his vice} ~~chairman of~~ the Architectural Review Board. Ron Cruz asked that Joe, as a duly elected member of the committee be allowed to stay.

committee?

Mr. Vandover felt that with Joe present, his petition would be disapproved, and Mrs. Vandover felt it was a waste of time submitting request as committee would disapprove it. However, each gave permission for Joe to remain.

Bob
Ron Mullin expressed the feeling that the request for a waiver would be a learning experience for the new board.

It was felt that we need clarification of the covenant and it was decided to seek the advice of an attorney. Although the committee referred to the structure in question as a fence the Vandovers maintained that it was not a fence. We need clarification on:

1. What constitutes a fence?
2. Can we obtain a waiver for a fence/structure?

*laps
any
resident*

Joe will search ^{ed} the architectural records from previous boards to find if any homeowner has been granted a variance from the covenants. If they have, why not grant a waiver for this one? How can we verify?

It was asked if there had been any complaints about the fence. Complaints had been received from J. Mattingly and Bob Cosgriff. It was unclear if the complaints were aesthetic or over the process, i.e., no prior request for waiver before building.

Mary Buchanan felt that there was no way to prevent homeowners from making structural changes without first consulting the board. A prior request in this instance would have prevented the problems now being addressed. Ron agreed.

Bob Mullin requested a vote on the waiver application after a discussion on "what would work".

Ron would not consider voting on the proposal until more information had been gathered.

Joyce Council was concerned that the fence was too close to the sidewalk. What is the county's ordinance governing fences?

Joe hoped to have a decision 30 days after the request but...

extension of the deadline if the committee could not resolve the problem. The Vandovers would not agree. Mr. Vandover wants protection for his garden and stated "if it is not the fence it will be a hedge".

Bob Mullin asked for a vote to approve/disapprove fence. There was no second.

Ron Cruz tabled a waiver until we can get legal advice. We will research records to see if a waiver has previously been granted. There will be a special board meeting on April 19th (earlier if possible) to vote on request for waiver.

Mullin would like a compromise or middle ground.

Cruz said NO he desired legal ground before making any decision. A motion was made to this effect and carried by a 6-1 majority.

This will give us a legal precedent for future requests.

Scott would like additions to newsletter:

- Please add piece*
1. The HFCA thanks our neighbor, Vince Dean for providing his accounting services to the association at no charge.
 2. Mention that there are dues outstanding from a few residents. They will be charged a late fee. *\$75 + \$25 late fee*

(5) Piece on Construction by Homeowners

March 1, 1989

The March meeting of HFCA Board of Officers was held March 1, 1989 at the home of Mary Buchanan. The president presented the officers with the agenda for the meeting.

The treasurer gave his report. The association has two accounts: Checking and Money Market. At present there is \$15,910 in checking and \$19,700 in Money Market. So far 121 homeowners have paid their annual dues of \$75.00. 77 homeowners have still to pay. It was noted that Lambda House, a non profit corporation does not pay homeowner's dues. The expected balance for the end of March is \$25,500. Most of the money will be moved to the Money Market fund.

Future expenses include Insurance (\$1,500 - \$2,000) and Director's Liability Insurance.

The president noted that, due to his increasing duties on Capitol Hill, he would not be readily available during the next two months. However, he hoped to have a President's Corner ready for the February/March issue of the newsletter.

Joe Roberts gave a report of his findings on the issue of the school bus on Roberts Road. He attempted to meet with the Director of Public Works but found that the Director was retiring that day and was unavailable. It is essential we talk to the City and get some information in writing before we proceed with our quest for a solution. The information already gathered:

1. The school bus, owned by the county, stops in the City and then the students cross Roberts Road into the county.
2. Although there is a limited sight distance sign in place some members agreed that it is difficult to see at night.
3. Suggestions for stop-gap measures to assist with student safety were:
 - a) mirrors, b) Stop signs, c) Crosswalk or d) Flashing lights
4. Find out number of accidents on that section of road and ask City for suggestions on ways to combat problem.
5. If city indicates that our concerns are not valid, contact congressman.
6. If city agrees with our concerns, find out what they will do.
7. Keep in touch with Sharon Bulova.

Referring to previous discussion on residents' water problems, agreed that it should be discussed in newsletter. It was also recommended that residents who expect to be gone for a long period of time should leave house key with neighbor, for emergency use. i.e., If there should be a water problem, the heat to water tank could be shut off.

The Architectural Committee reviewed the building permit obtained by Mr. Cortez and informed him that they had no objections to his proceeding with his deck. A letter has been drafted and it will be mailed to Mr. Cortez and other residents who make additions/improvements to their property. The letter will indicate that the Architectural Committee reviewed the plans and approved of the building taking place. It will be noted in the newsletter that we expect to be consulted before any structural changes are made. Ron Cruz has consulted with two lawyers on the board's standing on these matters of the covenant and our position regarding non-compliance of homeowners. The covenants are legally binding but the courts find them difficult for the homeowners and it is difficult to have them enforced. It was noted that the covenants could be changed by the board and we may look into this further. Concerns were raised about changes in the future as roofs may need to be replaced and driveways re-surfaced, owing to the poor concrete work. Some control would have to be taken so that we do not get asphalt driveways or different styles of roofing materials. Because the by-laws are not specific on these issues the committee will keep a record of correspondence and put information in newsletter.

A specimen of the proposed Hickory Farms Questionnaire was presented by Ron Cruz and, after discussion by members, it was agreed that each member work on a section of the questionnaire, using a multiple choice format. The new suggestions will be reviewed at the next meeting. The questionnaire will be mailed out already stamped and addressed and we hope to have a good response.

The next meeting on the proposed development on Burke Station Road will be on Tuesday, March 7. All committee members were urged to attend. Mrs. Toole will be present to show pictures of the damage our development has caused to her property and we are all concerned about the damage this proposed development will have on the affected common area.

Concerns were raised on the increase in cases of vandalism that have been noted in the community:

1. Toilet papering of a house
2. Eggs being broken on cars
3. Cars or trucks being driven on common area on Farm House
4. Street signs being loosened or turned
5. Trees being cut in common areas

Anyone with information or concerns should contact any of the board members.

The meeting was adjourned at 10:30 p.m. The next meeting will be on April 5, at the home of Joe Roberts.

February 1, 1989

The February meeting of HFCA Board of Officers was held February 1, 1989, at the home of Ron Cruz. Meeting commenced at 7:55 p.m. The president presented the officers with the agenda for the meeting.

90 of
delete

It was noted that the first newsletter had been mailed out on time. Marty Stein will continue to prepare a draft of the newsletter, using the secretary's notes. A copy will be proof-read by the secretary and president to ensure accuracy and then Marty will make copies of the newsletter for mailing. Marty has indicated that he wishes to donate his services as far as the preparation of the newsletter is concerned. He will charge the association 5 cents per page for copies that he will make on his copier. Cost per month, on average should be \$10 for newsletter plus \$50 for mailing. Mary Mansour, Mary Buchanan and Joyce Council agreed to handle preparation of mailings to HFCA members at no charge to HFCA, which will result in a considerable saving to the association.

Duties of board members were discussed. The president requested that members write a few lines on what they perceived their responsibilities to be. By the March meeting, we expect to have received written guidelines regarding duties of board members from the National Homeowners Association, to guide us. These guidelines would be available to be passed on to future boards.

The treasurer's duties will be discussed in detail at the March meeting. Meantime, the treasurer noted that about 50 checks for HFCA dues had already been received.

Mary Buchanan suggested that, in future, when the new board holds its first meeting, members of the old board should be asked to be present for, perhaps, the first 1/2 hour, to assist their successors in identifying their new responsibilities.

Joyce Council has been approached by neighbors concerned with the safety of students who are dropped off by the school bus on Roberts Road at Still Meadow. The students then have to cross Roberts Road at the top of the dip, where we have already noted that there is a hazard. Bob Mullin believed we should go to the county Supervisors to change this situation. Joe Roberts felt we still can see a bus from the bottom of the dip because of its height. Joe also believed it would be difficult to bring about any movement solely based on "presumption" that an accident might happen. However, there is need to have the proper facts as to where City and County boundaries exist before it can be determined if children going to county schools are, in fact, crossing from city property to county property. Joe Roberts will investigate this problem before the March meeting.

A letter was received from Sharon Bulova thanking HFCA for attending the BZA meeting on January 26. The meeting was attended by representatives of HFCA and also citizens from the George Mason Forest sub-division. Very negative feelings were expressed regarding the Day Care facility. Numerous discrepancies were noted in the plans for the center. The planning board voted against the application. The applicant was not present but we were warned that did not mean that he had lost interest in the project. The letter representing the feelings of HFCA, read by Ron Cruz and written by Joe Roberts, representing our position was well received and we would like to thank Joe for drafting same.

1. Expand newsletter to perhaps incorporate a specialty corner each month
2. Calendar of events
3. Continued communication with Lambda House
4. Spring cleaning effort
5. Questionnaire*
6. Update of telephone book -- corrected supplement to be mailed

*Ron will work on questionnaire and hopes to have it in final form for mailing with March newsletter.

The board has learned that the reason for the digging in some front yards is that there has been excessive deterioration of the pipes leading water into the houses from the connections on the street. There is a question as to whether the pipes were improperly installed. The problem is with houses over 10 years old. If anyone has an unusually large water bill they should check under the water meter cover, located on the grass verge. Excessive amounts of water in the receptacle may indicate a problem. Another way to check is by looking at the water meter at the house. If the meter is moving and you know there is no water being used, the Water Company should be contacted. The cost of repair seems to run around \$1600. HFCA will contact builder to get any available information on this problem. Care should be exercised if turning off the water supply. There could be a possibility of hot water tanks becoming empty while still being heated. Anyone who has experienced difficulty with this problem is invited to call the president or any board member so that the situation may be properly monitored.

Board members were contacted by resident, Mr. Cortez, regarding his application to build a deck at the back of his house. The board feels that it really has no power to monitor additions to homes and feels that they can only ask to review permits as presented to county. Joe and Scott will visit Mr. Cortez to review his permit and approve deck.

Other concerns noted were:

1. Unleashed dogs.
2. Lot No. 27 -- great number of cars -- is it a group home?
3. 10010 Cotton Farm -- car on blocks.

Ron Cruz attended the 5 Books Plan meeting on January 28. The meeting outlined the county rezoning plan and gave information on proposed amendments. There will be a series of ongoing meetings from now until November as the changes are presented and voted upon. Ron had available written information on various topics and encouraged the board members to become familiar with them.

The next meeting will be held March 1, at Mary Buchanan's home.

January 4, 1989

The first meeting of the New Board of Officers of the Hickory Farms Community Association was held January 4, 1989 at the home of Bob Mullin. Mullin, the liaison between the former board to the new one, opened the floor for discussion of what we as a Board needed to do in assigning positions for:

1. President
2. Vice President
3. Treasurer
4. Recording Secretary

Paul Gerometta had indicated that he would be unable to fulfill his obligations as a new board member. Mary Buchanan, who had previously expressed interest in assisting, agreed to take his place. There was general discussion on responsibilities of each position. No delineated responsibilities had been formally assigned at this point. Discussion ensued on positions of Treasurer and specific tasks of Secretary.

No agenda had been established and members each asked questions or presented points of view.

Board members then entered into a personal presentation of their background and interests in working on the board.

After these discussions the floor was opened for voting. The following positions were filled by the consensus of all present:

- | | | |
|-------------------------------------|--------------------------------|-----------------------|
| 1. President | Ron Cruz | 978-7662 |
| 2. Vice President | Joe Roberts | 425-3352 |
| 3. Treasurer | Scott Devine | 425-7163 |
| 4. Recording Secretary | Mary Buchanan | 978-7376 |
| 5. Welcome Wagon/Social Coordinator | Joyce Cuncell and Mary Mansour | (978-5320) (425-1098) |
| 6. Political Liaison | Bob Mullin | 323-6904 |
| 7. Architectural Review | Joe Roberts and Scott Devine | |

Discussion followed on the procedures and responsibilities of the Architectural Review Committee and our support of Lambda House. It was felt there should be written guidelines as to how each board responsibility should be handled. We were reminded of the assistance given by the residents of Lambda House during the Spring Fling and we want to continue to work with the residents and show appreciation for their efforts in the community.

Bob Mullin then began presenting carry-over business from the previous board:

1. January 26, 1989 - Zoning motion on request for Day Care Center on the corner of Burke and Braddock. Meeting will be held in the Board Room of the Massey Building at 8:00 p.m. Joe Roberts will prepare a letter to be read at meeting by our new president, stating positions of HFCA on this issue. Members are encouraged to attend this meeting.

2. January 28, 1989 - Meeting at Marshall High regarding the Five Books Plan which is the comprehensive plan for Fairfax County's future rezoning. This plan concerns us all and it is hoped members will attend. Meeting will be from 8:30 a.m. until 12:30 p.m.

3. The date has been changed for the second meeting regarding plan to rezone section of Burke Station Road from R1 to R2. This is of great concern as it seems the development will be on what is considered to be a 100-year flood plain. The Board will notify residents of new date as soon as it is set.

4. There was discussion on the traffic hazard at Still Meadow/Roberts Road entrance/exit. We discovered that the hazardous part of the road is in Fairfax City and it is difficult to determine who should be responsible for correct this problem. Large view mirrors were suggested as a way of offering motorists better visibility at this hazard.

The next meeting of the Board will be at the home of President Ron Cruz on February 1, 1989 at 7:30 p.m.

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD MEETING
JUNE 1, 1988**

The sixth meeting of the 1988 HFCA Board of Directors met at the home of Jim Gatton at 7:30 PM on June 1, 1988.

REVIEW OF 1988 GOALS:

1. Transportation & Safety Issues:

The Fairfax County Office of Transportation is conducting a series of public meetings in June to gather input on bus service needs in the county. You may send your written comments to Bus Service Planning, Fairfax County Office of Transportation, 10640 Page Avenue, Fairfax, VA 22030.

The office of Sharon Bulova has requested that VDOT "Signalize" the intersection of Zion Drive and Guinea Road and make other improvements.

2. Community Events:

Our community picnic held on June 5 was a big success!!!! We all had a super time and a great turnout. We would like to give a special "Thank You" to Marty Stein who did the majority of the planning and getting of supplies. Thanks also to Lambda House for helping with the serving line and to all others who assisted. Those who attended were treated to a perfect June day and a whole lot of neighborliness!

3. Directory:

The 1988 HFCA Directory accompanies this newsletter. It is free (because of the ads) for you. A special tip of the Hickory Farms hat to Marty Stein who spent well over 100 hours completing the information, soliciting the ads and getting it printed.

OTHER NEWS AND BUSINESS:

1. Trash Pickup:

The Division of Solid Waste was authorized by Fairfax County's Board of Supervisors to increase the disposal rate from \$17.75 per ton to \$24.00 per ton. This will increase the cost of your curbside trash pick-up and your individual trash service will notify you of the rate increase.

*** Be advised that trash should not be placed at the curb until, at the earliest, the night before it is to be removed. Please help us by complying with this so that we will not have a problem with trash being turned over or blown around the community. Also trash cans should be removed from the curb as soon as possible after the pick-up.

2. Street Lights:

The trenching company started its work on Harvester Farm Road this week and will work on through Hickory Farms, weather permitting. You can help speed the process by not leaving your car on the street. We all look forward to having the lights turned on. You can help restore the grass by watering the sod placed over the trench.

3. Noise Pollution:

Please be advised that the volume of radios and stereos should be kept low enough so as not to offend your neighbors.. There have been a few instances where courtesy has not been observed with the resultant friction between neighbors. Be aware that Fairfax County has a noise ordinance. We ask for everyone's cooperation, so we can hear the happy voices of our children, the birds singing and the breeze blowing.

WELCOME TO:

4379 Harvester Farm Lane

Ed & Alice Kiechlin

They moved here from New Jersey. Their son lives in Hickory Farms on Wheatfield Court.

4367 Farm House Lane

Chris & Dianne Konnick

Matthew (14 mos.)

10035 Wheatfield Court

Steve & Cyd Hafner

Erik (11) Lesley (8)

We're glad you are our neighbors and hope you'll enjoy living in Hickory Farms.

**** NOTICE ** ** NOTICE ** ** NOTICE ** ** NOTICE ** ** NOTICE ****

- 1. BOARD VACANCY:** There is a vacancy on the HFCA Board of Directors and anyone interested should contact Bob Cosgriff at 764-0720. We really need someone who is available to help their community.
- 2. Please remember to display your flag on June 14 for Flag Day and on July 4th to show our community and personal spirit. Let's have a safe Fourth of July by supervising all children with their fireworks (which should conform to Virginia and County laws).**
- 3. Pentagon Car Pool:** Gary Councell would like to join or start a four member car/van pool from Hickory Farms. Working hours 0730 - 1630 Monday-Friday. Please contact him at 978-5320 or at 4293 Country Squire Lane.

4. For Sale: Car top carrier, closet doors, typewriter, baby things, lamps swinging doors, movie camera, sofa set, sewing machine, box springs, bed frames, stereo speakers. Very reasonable!! Hickory Farms resident. Call 425-0758.

5. Lambda House Car Wash: Main Street Citgo, Sat 25 June, 8-4. It's for a good cause and the Lambda House crew does a nice job!

The next meeting of the Board will be at the home of Susan Butts, 10034 Wheatfield Court at 7:30 PM on July 6, 1988. In Aug, the meeting will be the 3rd at Bob Cosgriff's. ALL WELCOME!!

We will not publish a newsletter in July, but will consolidate the July and August minutes in August.

HFCA BOARD:

President:	Bob Cosgriff	764-0720
Vice Pres:	Tish Lobb	764-0624
Treasurer:	Marty Stein	323-8616
Secretary:	Susan Butts	425-3608
Community Liaison:	Bob Mullin	323-6904
	Jim Gatton	323-8772
Architectural Liaison:	Vacant	

Sincerely,


Bob Cosgriff

HICKORY FARMS COMMUNITY ASSOCIATION
BOARD MEETING
MAY 4, 1988

The fifth meeting of the 1988 HFCA Board of Directors met at the home of Marty Stein at 7:30 PM on May 4, 1988.

REVIEW OF 1988 GOALS:

1. **Eliminate Hazardous Entrance at Still Meadow & Roberts Road:**
Progress will be made but right now it will be slow going. Discussion of how the money for road improvements will probably be voted on next year.
2. **Neighborhood Watch:**
There has been some renewed interest in this worthwhile program... so there will be a booth set up at the June Community Party for those who wish to learn more about the program. Everyone; however, can be involved by simply being a concerned neighbor and parents should be aware of what their children are doing at night!!!!
3. **Community Events:**
A community party will be held on June 5, 1988, Sunday at 1:00-5:00 p.m. It will be held at the common area on Farm House Lane. The rain date will be Sunday, June 12. There will be a nominal charge for beer and party events food provided by HFCA, Pony rides and a Moen bounce are scheduled for this time. Party Director, Marty Stein's number is 323-8616. Feel free to bring your favorite dish to share with your neighbors. Please mail in your postcard as soon as possible!
4. **Transportation & Safety Issues:**
The Board was made aware of a Transportation survey (VDOT) which will ask for your input on the major "Hot Spots" around our area. Look for additional information on the survey next month.
***The police department will come out and inspect your home to evaluate how safe it is and what you can do to safeguard your property against vandals. If interested contact your local police department.
5. **Directory:**
Please contact Marty Stein 323-8616 if you would like to submit an advertisement to be placed in the HFCA Directory or if you are new to the area and would like to be in the Directory.

OTHER NEWS AND BUSINESS:

1. **Trash Pickup:**
We would like to thank E.J.'s Trash Removal Company for doing such a fine job on the "Spring Clean-up" on the 30th of April. We hope to have another "Clean-up" day in the Fall---stay tuned for more information.

2. **Street Lights:**

Progress is slow right now as we wait for the trenching company to come. Hopefully by late May or early June we should have them fully operational.

3. **Hickory Farms Sign Lights:**

It will cost an additional \$200 to install a post for the light box...the board has tentatively approved the estimate to complete this project.

4. **Beautification:**

Our entire community would like to thank Tish Lobb her children Stephanie & Brian and Judy Cosgriff who did a wonderful job planting the flowers at both entrances to our community. Also, we would like to thank Tom Short for all of the edging at the Roberts Road entrance.

***We can all help to keep our community looking great by keeping your house and lawn in good repair and by throwing debris on your property or the common areas. Please take pride in our neighborhood and respect the flowers and shrubs planted on common areas.

5. **Park Authority:**

Thank you to Sharon Bulova and her office for the installation of the guardrails at Cotton Farm Road...we really appreciate the added safety to our community. *There will be meetings held to discuss land in Fairfax County which could be used as park space.

WELCOME TO:

10027 Wheatfield Court

Bill Custer & Wendy Nelson

Rose (5) Sam (3) and Laura (9 mos.)

Bill, Wendy and the kids moved here from Lisle, Ill.

10117 Round Top Court

James & Rosie Laughlin

**** NOTICE ****

**** NOTICE ****

**** NOTICE ****

**** NOTICE ****

1. The Board discussed surveying the common areas for any trees that may need to be removed so as not to cause any damage to persons or property. If you know of a tree that should be looked at please contact Bob Cosgriff at 764-0720.
2. The Board would like to acknowledge the attendance at the May meeting by Rich Pernicano & Ray Cortez. Anyone interested in attending a meeting please feel free to come and express your thoughts about community concerns.
3. FAREWELL!!! Ron Corradino and his wife Sharon will be leaving the area in just a few weeks and we will definitely miss them both. Ron was the Architectural Liasion for the HFCA and we thank him for all your hard work. Good Luck.....

HICKORY FARMS COMMUNITY ASSOCIATION
BOARD MEETING
APRIL 13, 1988

The fourth meeting of the 1988 HFCA Board of Directors met at the home of Bob Cosgriff at 7:30 PM on April 13, 1988.

REVIEW OF 1988 GOALS:

1. **Eliminate Hazardous Entrance at Still Meadow & Roberts Road:** Board Member Bob Mullin is continuing to keep in close contact with Sharon Bulova's office. A favorable resolution is still anticipated, but we must wait to see what streets get funded under "Spot Intersection Improvements" of Bond Issue.
2. **Neighborhood Watch:** Going...going...gone! Lack of interest at the organizational meeting has caused the Board to postpone any plans of a Neighborhood Watch until such time as the interest level suggests.
3. **Community Events:** The Second Annual Hickory Farm Golf Tourney is being planned by Ken Buchanan. Watch this space!

Neighborhood Party: A community party will be held on June 5, 1988, Sunday at 1:00-5:00 P.M. It will be held at the common area on Farm House Lane. Details will continue in the next newsletter. The rain date will be Sunday, June 12. There will be a nominal charge for beer. Party events, food will be provided by HFCA; Pony rides and Moon Bounce are a possibility for this time. Party Director, Marty Stein's number is 323-8616. Feel free to bring your favorite dish to share with your neighbors. Also feel free to volunteer to help Marty out on this.

4. **Transportation & Safety Issues:** Progress will be made slowly...nothing new to report.
5. **Directory:** If you would like to be listed in the new directory, please contact Marty Stein 323-8616. 150 names have been collected at this time. Contact Marty Stein for advertising information or leads: \$100 for full page, \$50 for a half page. Directory issue could be as close as May.

OTHER NEWS AND BUSINESS:

1. **Trash Pickup: Hickory Farms Clean-up Day.** Free, provided by E.J.'s Trash Removal Company whether you are a customer or not. April 30, 1988. Place all trash to be collected on the curb for removal on Saturday morning.
2. **Street Lights:** Installation of Street Lights is well underway and the engineer was called. He informed us that the process is about one month behind. Best estimate for turn-on: 31 May.

3. **Hickory Farms Sign Lights:** MCS Electrician called and a bid for \$1,036 was quoted for installation. Negotiations still in progress with Vepco over placement of service boxes.
4. **School Boundary Proposals:** Bob Mullin confirmed that Hickory Farms Students will attend Frost/Woodson schools. More information should be mailed to the neighborhood by the school administrators.
5. **Beautification:** The quotes from Campbell & Ferrara at this time are not satisfactory. Marty Stein will seek additional info from them about specific trees. Flowers will be planted at the two signs at the entrances to our neighborhood. Please take pride in our neighborhood and respect the flowers and shrubs planted on common areas.

WELCOME TO:

4325 Farm House

Jacqueline Perez & Juan Cook Betancourt
Jacqueline Victoria (2) and Jonathan (4 mos.)

Jacqueline is interested in caring for children ages newborn to 5, and after school care. She is certified by Fairfax Co., and is trained in CPR. Juan works in the District and is interested in hearing from HF residents who would like to carpool with him. His hours are 9:00 to 5:30. Call them at 425-7551. They moved here from Alexandria.

4379 Farm House

Tom & Judy Short and their son Jason, 10, moved here from Annandale. 764-3987.

4316 Farm House

Harold & Glenda Fonner and children Karran & William, moved here from Vienna. 323-8116.

Welcome, one and all, to the Hickory Farms family.

**** NOTICE ** ** NOTICE ** ** NOTICE ** ** NOTICE ****

1. The board discussed that liens will be placed on homeowners who have failed to pay their dues. Late fee is \$100 total. May 1, 1988 will be final day to pay. Please contact Marty Stein to pay your fee. Notification letter was discussed by the Board. If a lien is placed, the lienee pays the HFCA attorney fees (\$) and cannot sell or refinance until lien is cleared.
2. Any new neighbors who have recently moved in, please contact a member of the board so that we may officially welcome you. Or if any residents have new neighbors, let Tish Lobb know so she can call on them with HFCA info.

3. POOL MEMBERSHIP - The Fairfax Pool is now accepting Pool Memberships for the summer season. Contact Bill Mundy. \$200 per year// \$380 one time fee// \$20 processing fee.
4. Stay tuned to local T.V. and Radio for additional information on Gypsy Moth treatment.
5. The Board meeting will be Wednesday, May 4, at 7:30 P.M. at Marty Stein's house located at 4358 Harvester Farm Road.

***** CORRECTION ***** ***** CORRECTION ***** ***** CORRECTION *****

HFCA BOARD:

Vice President: Tish Lobb, 764-0624

Treasurer: Marty Stein, 323-8616

Board meeting ended at 9:30 P.M.

Bob Cosgriff

HICKORY FARMS COMMUNITY ASSOCIATION
BOARD MEETING

March 2, 1988

The Third Meeting of the 1988 HFCA Board of Directors met at the home of Tish Lobb at 7:30 PM on March 2, 1988.

Review of 1988 Goals:

1. Eliminate Hazardous Entrance at Still Meadow & Roberts Road:

On February 8th, the HFCA President testified before the Fairfax County Board of Supervisors in favor of the Road Bond Referendum, specifically for the Intersection Spot Improvement portion of it, and asked that the Still Meadow/Roberts Road intersection be considered for inclusion. On February 12th Supervisor Bulova wrote to advise us that she has asked the County Office of Transportation to add this "hazardous... entrance" as a priority spot improvement. She also promised to coordinate efforts with VDOT, Fairfax City, Aspen Grove, and GMU on this problem. This is a big step forward for Hickory Farms and while eventual resolution may still be off in the future, at least we're "on the map". Your personal expression of thanks and support to Supervisor Bulova on the issue will help keep it on the County's agenda. You can call 425-9300 or write the District Office at 4414 Holborn Avenue, Annandale, VA, 22003. Board member Bob Mullin will continue to coordinate with Sharon's office and we'll keep you posted.

2. **Neighborhood Watch: There will be an organizational meeting for the Neighborhood Watch at the home of Bob Cosgriff, 10003 Cotton Farm Road, at 7:30 PM, on Monday, March 28th. The attendance at this meeting will determine if it is worth going ahead with police training and official establishment of the watch. No one has notified us yet of interest, so this meeting will be the "make or break" event -- no interest, no watch! See you on March 28th!?!?

3. Community Events: We understand the 2nd annual Hickory Farms Golf Tourney is in the planning stages. We will keep you posted, as will the event's organizer, Kennedy Buchanan.

The Board discussed a neighborhood party in June including free hot dogs and sodas (nominal charge for beer and strict compliance with Virginia laws). Sports activities could include volleyball, badminton, etc. Marty Stein is checking on some entertainment options. The bottom line is an essentially FREE party. We could use a bit of help with it. Call a board member if interested.

4. Transportation & Safety Issues: Thirty-three of you turned in your questionnaire... we thank you. From this very small sample we determined the following:
 - a. Support for eliminating hazard at Roberts Rd. & Still Meadow,
 - b. About a 3 to 2 ratio supporting Metro service for Hickory Farms, with the majority favoring stops only at the entrances, with no through buses. We will pursue this slowly. Metro will undoubtedly want some pretty definite numbers before they add service.
 - c. About 2 to 1 against snow emergency route. This will be dropped.
 - d. There is concern about speeding. Last year the Board worked with FCPD and got our streets on the radar list. We will revisit the matter of police presence in Hickory Farms with the West Springfield Commander.
5. Directory: Thanks to Marty Stein, we have over 70 people on the list. He is pursuing advertising (limited) to make this a no-cost effort. If you want to be listed and Marty hasn't called you, please call him at 323-8000.

Other News & Business

1. Street Lights: Virginia Power has begun installation. Their crews will work when they can and when materials are available. So far, work has begun in several areas. After poles are set, a contractor has to trench and lay cable, then Virginia Power will hook up the lights. We understand that possibly sections of lights will be turned on as completed.
2. Hickory Farms Sign Lights: A proposal was received from MCS Electric to install lights on both signs for \$1,036. The Board voted to go ahead with this project.
3. School Boundary Proposals: Bob Mullin testified at the School Board hearing in favor of the switch to the Woodson pyramid. On March 10th the County School Board voted to move Hickory Farms into the Frost/Woodson schools. Undoubtedly we will all receive information from the schools (especially for rising 7th and 9th graders). We will pass on any information as we hear it.
4. Safety Railings on Rabbit Run Creek Culvert: These should be erected when weather improves, which should be anytime soon.
5. Beautification: It appears that we are getting some results from the fall seeding on common ground. Another full treatment is planned for this spring. Marty Stein received quotes from Bonnie Campbell of Campbell & Ferrara, to plant Bradford Pears, cherry trees or plum trees. A salesman has visited the neighborhood to give us ideas for the best location. We will get another bid and then determine whether to go ahead with the planting.

6. Lambda House: Lambda House (4369 Farm House Road) is now owned by the operators, Residential Youth Services, Inc. RYS has received a Federal Grant for improvements. An "open house" is planned for June. We will keep you advised and recommend you attend the open house to find out more about Lambda House.

WELCOME TO: Gary & Joyce Councell from Forth Lewis, Washington. The Councells have 3 children: Brenda, an elementary school teacher; Terry, a sophomore at George Mason University; and Larry, a freshman at Fairfax High. They live at 4293 Country Squire Lane.

Ozzie & Parvin Azmoudeh, who have moved to Hickory Farms from Alexandria and now live at 4363 Farm House Lane. The Azmoudehs have two children.

Susan and Dave Butts are new neighbors at 10034 Wheatfield Court. They have 2 children - Billy, 6, and Victoria, 18 months old. The Butts moved to Hickory Farms from Burke Center. Susan has joined the Association Board for Hickory Farms and we welcome her and her ideas.

Larry & Sarah Cartales, our new neighbors at the only Hickory Farms house on Burke Station Road. The Cartales moved here from Springfield.

HAPPY BIRTHDAY TO: Brad Klingemann, who turned 13 on February 22nd.

ATTENTION MOTHERS OF SMALL CHILDREN: If you are home regularly during the week, you may have found it difficult to locate an occasional babysitter. Let's revive the Neighborhood Babysitting Coop. Our children can meet others their age, we can save money, and we can go places for a couple of hours without the stroller. If you are interested, please call Mary Hartman at 425-7268, or leave a note at my house (4365 Farm House).

NOTICE

NOTICE

NOTICE

NOTICE

As you may know, Fairfax County will be conducting aerial spraying to help eradicate the Gypsy Moth Threat. Facts:

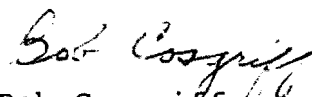
1. There are no known gypsy moths in Hickory Farms.
2. There are gypsy moths in areas adjacent to Hickory Farms.
3. Dimilin - approved by the US Government's Environmental Protection Agency - will be used.
4. Dimilin is not harmful to people, pets, plants, wildlife or beneficial insects according to EPA.
5. Application will be in mid-April to late-May by licensed, experienced applicators under state & county supervision.
6. Each affected area is sprayed just once.

As we get more information we will pass it on. There should be news media releases and a county number to call.

If you find what you think are gypsy moths, call the Gypsy Moth Office at 246-5304 for instructions. Do not scrape the suspected egg masses, larva or moths onto the ground. It is recommended that you place burlap strips around your trees. The caterpillars will gather there and you can remove them.

The next meeting of The Board will be at the home of Bob Cosgriff, 10003 Cotton Farm Road, at 7:30 on April 13th.

Sincerely,



Bob Cosgriff
HFCA President

HFCA Board:

President:	Bob Cosgriff, 764-0720
Vice-President:	Tish Lobb, 764-0720
Treasurer:	Marty Stein, 323-8000
Secretary:	Susan Butts, 425-3608
Community Liason:	Bob Mullin, 323-6904
	Jim Gatton, 323-8772
Architectural Liason:	Ron Corradino, 425-7505

HICKORY FARMS COMMUNITY ASSOCIATION REPORT OF MONTHLY MEETING

P.O. BOX 2239, FAIRFAX, VA. 22031

January 9, 1988

The first meeting of the HFCA 1988 Board of Directors was held at the home of Jim Gatton at 7:30 PM on January 6.

As we start this new term, we would again like to state our philosophy and goals. These have been drawn from what we perceive to be the most immediate concerns and desires of the residents of Hickory Farms. First, our philosophy:

1. Hickory Farms is Northern Virginia's best subdivision. Our most valuable assets are our residents, our lovely common areas, and our location.
2. The Board and all residents must work together to develop an even stronger sense of community and improve what we can for the ultimate benefit of all residents.
3. Well-informed residents become more involved residents.

Based on this philosophy, the following goals were decided on as priorities for 1988:

1. Eliminate hazardous entrance at Roberts Road & Still Meadow
2. Revive Neighborhood Watch
3. Continue to promote community events
4. Pursue solutions to transportation and safety issues affecting us all
5. Re-issue updated Hickory Farms Directory

We've attached a questionnaire to this issue of the Newsletter to ask about a variety of concerns or interests of the community. We would appreciate a response before the next Board Meeting (February 3). You can give your responses to any member of the Board, or mail the questionnaire to our mailing address shown at the top of this page.

Association Dues

You will soon be receiving your 1988 HFCA assessment which is \$75.00 per year. These assessments help the entire community to operate and meet constructive goals. Like you, we need to maintain a positive cash flow. Therefore we again ask your cooperation this year in paying your 1988 assessment no later than February 28. We'd like to thank you in advance for your promptness and support in this matter.

As you may recall from last month's Newsletter, increased fees for late payment of annual Association Dues was approved at the annual Association meeting in November. Fees for 1987 were \$5.00. The fees have been increased to \$25.00 for late payment, since there is an administrative cost to the Association in following up on late or overdue payment of dues. Timely payment will mean no fees will have to be imposed.

Appointment of Vice President, HFCA . Tish Lobb was elected Vice President on January 6. Congratulations, Tish!

Exploring Legal Options. Is there an attorney in Hickory Farms who would be interested in volunteering his or her services to the community? If so, please contact Bob Cosgriff. 764-0720.

Audrey Moore Responds to Safety Issue... Culvert on Cotton Farm Road. Audrey Moore wrote the Board stating that Fairfax County Department of Public Works will install safety railings on both sides of the culvert on Cotton Farm Road. According to Mrs. Moore, the railings will be installed as soon as possible, by early spring at the latest.

Something New is Being Added... Street Lights! You may have noticed that the pole markers have been set in the ground for installation of street lights in Hickory Farms. Progress is being made.

Neighborhood Watch. The HFCA Board has agreed to take over the Neighborhood Watch and associated funds. This was voted on and approved at the annual Association Meeting in November. The Board is in the process of taking care of procedural matters pertaining to actual assumption of duties. Police training of Neighborhood Watch members is the next step (estimate March time frame).

Public Hearing on School Boundaries. Rita Mullin and other residents have canvassed the neighborhood and obtained 101 signatures in support of the Frost/Woodson school boundaries for Hickory Farms students. This is a positive indication of community desire. Since the Board is not aware of any opposition movement, we plan to support the proposal at the public hearing to be held sometime in the near future. The date and time of the public hearing will be announced in your local newspaper. Interested Hickory Farms homeowners should attend the hearing, which will provide an opportunity for comments, pro or con.

Transportation Issues.

Roberts Road Concerns. I'm preparing a letter to Sharon Bulova, newly elected Supervisor of the Annandale District, regarding elimination of Roberts Road hazards. This is a complex issue because it involves the City of Fairfax, as well as the County, and related plans for transportation improvements. Our number one priority is the entrance to Hickory Farms. We will address other hazards down Roberts Road, but will oppose any change in the road (i.e. widening to 4 lanes), since that will alter the character of our neighborhood and in fact directly affect homeowners on Roberts Road by infringing on their property.

Snow Emergency Route Possibility. It was proposed to the Board that perhaps one street in Hickory Farms could be designated as a Snow Emergency Route. See questionnaire.

Metro Bus Service. Jeanne Houghton, assistant to Sharon Bulova, will shepherd the bus issue through Metro if Hickory Farms homeowners are interested in pursuing this project. Metro will be most interested in the number of people who will actually use the service should it become available. See questionnaire.

Sanding of Farm House Lane. Bob Mullin advised the Board that Grant Dillard of the Department of Highways (Camp 30) provided sanding on Farm House Lane after January's first storm. We will keep close tabs on snow removal. See also the attachment for numbers to call for other street problems.

Friends of the Virginia Railway Express. Nancy Holt is the new editor of the Newsletter for the Friends of the Virginia Railway Express (FVRE). FVRE is a support group of approximately 250 members. Bringing transportation improvements to Northern Virginia, and the commuter rail project is Sharon Bulova's number one priority. If you are interested in becoming a member please call Jeanne Houghton, 425-9300. Annual dues are only \$10.00/year and upon joining you will receive a free Railroad Hat and the newsletter. Project Schedule dates to remember:

January 13: "456" Hearing. This hearing will cover four proposed station sites, at Burke, Rolling Road, Backlick, and Pohick.

January 14: Northern Virginia Transportation Commission Meeting.

March 1989: Service is to begin.

Welcome to: Mary and Ibrahim Mansour and their son Michael of 4329 Farm House Lane. Ibrahim works for Kitty Hawk Travel Agency in the District, and Mary works for a lawyer in Alexandria.

Welcome to: Ronald and Pauline Pompei who live at 4358 Farm House Lane. Ronald is a high school teacher, and Pauline teaches piano lessons in her home. Pauline has openings for new piano students of all ages, from beginner to advanced. She has twenty years experience and has a Masters degree from Catholic University. Call Pauline at 425-5534.

Friendly Reminder: Association dues are due February 28th. Thanks for your ~~CONTRIBUTION~~ on-time payment.

~~MEMBER~~

Board Vacancy: The HFCA Board has accepted Nancy Holt's resignation. Nancy has done a lot for the community and we are looking for someone else with ideas and energy to replace her for the remainder of 1988. Please call Bob Cosgriff or Tish Lobb.

Next Board Meeting: Will be held on March 2nd, at 7:30, at the home of Tish Lobb, 4370 Harvester Farm Lane.

273-6015

Sincerely,

Bob Cosgriff

Bob Cosgriff, President, HFCA

1988 Board of Directors:

President:	Bob Cosgriff	764-0720
Vice President:	Tish Lobb	764-0624
Secretary:		
Treasurer:	Marty Stein	323-8000
External Liason:	James Gatton	323-8772
Neighborhood Watch:		
Architectural Control:	Ron Corradino	425-7505
Community Relations:	Bob Mullin	323-6904

102-

591-8155
Danny
Ray Crone

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Director's Meeting

November 6, 1986

Members present: Richard Sharp, Ron Colaprete, Dave Ingemie, Dee Sharrocks, Bill Mundy and Eileen Frates.

LANDSCAPING: Garden World planted shrubs and mulched the area surrounding both entrance signs and planted six Bradford Pear trees along Cotton Farm Rd. This is the first step in landscaping the common grounds which we hope the following boards will continue, funds permitting. Suggestions made by Garden World will be passed on to the 1987 BOD.

LIGHTING: There were quite a few tires slashed on Halloween night and it was suggested that the board look into the possibilities of street lighting in several common. The criteria for county lighting is a high crime area with random placement and a standard design of the lights. Dave Ingemie will investigate the costs of the assoc. installing street lights. Reasons for lighting the community would be to decrease vandalism, brighten hazardous areas and enhance the appearance of the community.

ANNUAL MEETING: The annual assoc. meeting will be Thursday, Nov. 13 at Green Acres. Proxies with the nominations for the 1987 Board have been sent to all homeowners and the agenda was planned. A motion was made by Richard Sharp to present a proposal at the annual meeting to increase the association dues up to a maximum of \$75.00 per year. The motion was seconded and approved by the entire board. The board will distribute proxies concerning the increase to the homeowners.

Recommendations to be made to the new board will be to develop a long term plan for improvements such as lighting, landscaping, budgeting a \$3000.00 balance in the assoc. accounts for the incoming board and having previous board members serve as advisors.

TREASURER'S REPORT: Report given by Bill Mundy and is attached. A detailed report will be presented at the annual meeting.

The meeting was adjourned and the next meeting will be Nov. 13 at Green Acres Elem. School at 7:30 P.M.

HICKORY FARMS COMMUNITY ASSOCIATION

TREASURER'S REPORT

NOVEMBER, 1986

BEGINNING BALANCE JANUARY, 1986	
Checking account	1245.94
Money Market account	<u>2692.91</u>
	3938.85
Deposits	<u>11970.00</u>
	15908.00
Withdrawals	<u>(10709.81)</u>
	5199.04
Adjustment	<u>(100.08)</u>
	5098.96
Interest on Money Market Account	<u>138.17</u>
Working Balance	5237.13
Ending Balance November 1986	
Checking Account	1906.05
Money Market Account	<u>3343.73</u>
Account Balance	5249.78
Difference	12.65

Hickory Farms Community Association
 1986 Actual - 1987 Proposed

	<u>1986</u>	<u>1987</u>
Grounds & Maintenance	\$ 4,655.00	\$ 5,300.00
Capital Improvements	2,947.80	2,235.00 1935.00 2,100.00
Insurance	1,651.00	1,900.00
Bookkeeping	1,200.00	1,200.00
Postage	372.35	375.00
Taxes	155.84	210.00 350.00 50.00
Audit & Tax Prep.	350.00	260.00
Attorney Fees	327.00	350.00
Misc.	<u>210.08</u>	<u>210.00</u>
TOTAL EXPENSES	\$ 11,769.07 10,969.07	\$ 11,645.00
TOTAL INCOME	10,893.00	11,880.00
Net Diff	\$ 310.93	\$ 465.00 0

Hickory Farms Community Association

Expense Allocation

	<u>1984</u>	<u>1985</u>	<u>1986*</u>
Grounds & Maintenance	\$ 5,100.00	\$ 5,234.00	\$ 4,655.00
Capital Improvements	1,730.00	3,000.00	2,947.80
Insurance	1,050.00	1,042.00	1,651.00
Administration Bookkeeping	1,100.00	1,140.80	1,200.00
Postage	785.81	325.40	372.35
Taxes	479.04	347.00	155.84
Audit & Tax Prep.	243.75	344.96	250.00
Attorney Fees	513.00	157.00	327.00
Misc.	<u>70.46</u>	<u>125.00</u>	<u>210.08</u>
Total Expenses	\$ 11,072.06	\$ 10,571.16 11,716.16	\$ 10,969.07 11,769.07
Total Income	\$ 11,880.00	\$ 11,880.00	\$ 11,093.00
Net Difference	\$ 807.94	\$ 163.84	\$ 310.93

* Includes anticipated expense for grass cutting + postage

HICKORY FARMS COMMUNITY ASSOCIATION
BOD MEETING
October 16, 1986

Members present: Richard Sharp, Dave Ingemie, Bill Mundy, Eileen Frates, Ron Colaprete and Dee Sharrocks.

LIABILITY INSURANCE: Richard Sharp has been in contact with an insurance company in California and a new policy is being issued with a yearly premium of \$850.00 per year.

A \$330.00 check was received from Britton Bonding & Ins. as a refund. Apparently a mistake was made on the policy and the common property acreage was changed from 14 acres to read 1.4 acres. Richard Sharp will contact the agency to have this corrected and the check will be returned to them.

LANDSCAPING: Eileen Frates contacted three nurseries for estimates on landscaping the entrance signs and common property. Garden World sent a representative a written estimate was given of \$600.40 to plant 6 trees along Cotton Farm Rd. and landscape the area surrounding the signs. Dave Ingemie motioned for improvements and it was seconded by Bill Mundy and approved. The Board hopes this will be ongoing project to be added to each year.

CIVIC ASSOCIATIONS: A motion was made by Dave Ingemie for Hickory Farms to join the National and Fairfax County Civic Organizations for Home Associations and seconded by Richard Sharp. The National Organization was used as a resource in obtaining information about liability insurance and should be helpful to future boards.

NOMINEES FOR THE NEW BOARD: The annual assoc. meeting has been set for Nov. 13 at the Green Acres School. The Board is seeking new nominations for the 1987 board and Bob Cosgriff, Ron Gird and Nancy Holt were mentioned as possibilities.

Our main topic of discussion at the annual meeting will be the increasing the association dues.

Richard Sharp will Rod Ivy for an estimate to cut the grass along the fence on Roberts Rd.

The meeting was adjourned and the next meeting will be on Thurs., Nov. 6 at 7:30.

HICKORY FARMS COMMUNITY ASSOCIATION
BOD MEETING
September 3, 1986

Members present: Richard Sharp, David Ingemie, Eileen Frates, Bill Mundy, and Dee Sharrocks, Ron Colaprete.

The meeting was called to order and adjourned due to lack of liability insurance for the Board of Directors.

The Board received a renewal notice for the liability insurance with a substantial increase in the premium for the coming year. The new policy would be \$3,500 per year with a \$500.00 deductible and the previous policy had been \$400.00 per year with a \$150.00 deductible. Richard Sharp and Bill Mundy will investigate different insurance companies and estimates for a new liability policy.

A date will be set for another BOD meeting following the outcome of their investigation.

HICKORY FARMS COMMUNITY ASSOCIATION
BOD MEETING
August 13, 1986

Members present: Richard Sharp, David Ingemie, Eileen Frates, Bill Mundy, Dee Sharrocks, and Ron Colaprete.

LETTER FROM HERBERT GRADL: Mr. Gradl has written a letter to the BOD withdrawing his request concerning his non-payment of dues. Richard Sharp spoke to our attorney regarding the lien against the Gradl property and the outstanding dues. Mr. Becker is sending a letter to Mr. Gradl stating that the lien cannot be lifted from his property until \$339.00 for dues and fees has been paid.

ENTRANCE SIGNS: Clivie Goodwin volunteered his time and the use of his sandblaster to remove the paint from the signs. Application of a sealer was discussed.

ARCHITECTURAL CONTROL COMMITTEE: Ron Colaprete has approved plans for one deck and one picket fence. The Board discussed the problem of having homeowners adding structures but not keeping them in harmony with the existing structure. The by-laws were referred to and this is covered in Article VII - Restrictive covenants. The problem of enforcing this by-law was discussed and Richard Sharp will speak to our attorney about what legal action can be taken. Letters will be sent out to Miser, Fletcher and O'Shea regarding the appearance of their property.

NEIGHBORHOOD WATCH: Bill Mundy will contact Bob Baker one last time to see if he can organize the watch and attend the next BOD meeting with a plan of action. If Mr. Baker does not want to organize the watch, the idea will be abandoned due to lack of interest.

INSURANCE: The liability insurance for the BOD has been renewed.

DUES: There are only three homeowners who have not paid the annual dues. Suggestions were made to increase the dues and this would be introduced at the annual meeting on the assoc. Several reasons for the increase would be the cost of landscaping the common grounds, lighting for the entrance signs, and increase in the liability insurance. Several board members will get estimates for landscaping and present these at the next board meeting.

Treasurer's report is included with the minutes.

The meeting was adjourned and the next meeting will be at Eileen Frates's, 10112 Round Top Ct., on Wed., Sept. 3 at 7:30 P.M.

HICKORY FARMS COMMUNITY ASSOCIATION
TREASURER'S REPORT
August, 1986

CHECKING ACCOUNT

Beginning balance 7/1/86	\$ 397.15
Deposits	<u>1,310.00</u>
	\$1,707.15
Withdrawals	
#224 Richard Sharp (sand)	\$ 3.00
#225 Nancy Goodwin (stamps)	<u>64.23</u>
	\$ 67.23
Ending balance	\$1,639.92

MONEY MARKET ACCOUNT

Beginning balance	\$5,583.68
Interest	<u>17.71</u>
	\$5,601.39
Transfer to checking	<u>1,000.00</u>
Ending balance	\$4,601.39

HICKORY FARMS COMMUNITY ASSOCIATION
BOD MEETING
July 1, 1986

Members present: Richard Sharp, Dave Ingemie, Bill Mundy, Eileen Frates, and Dee Sharrocks.

LETTER FROM HERBERT GRADL: Herb Gradl, 4312 Still Meadow, sent a letter on June 23, 1986 to HFCA Board concerning his unpaid dues and lien against his property. Mr. Gradl would like the Board to overlook the two years unpaid dues and lien and he in turn would begin paying his annual dues in a timely fashion. His letter also stated he would sue the association if necessary. In the meantime, Mr. Gradl's wife, Caryl Rich, sent a check to the association, dated June 9, 1986, for the 1986 dues. The matter was discussed and the by-laws referred to. The Board is not allowed to make special arrangements with individual homeowners regarding their annual dues. Our attorney, Larry Becker, was notified and Mr. Gradl's letter will be referred to Mr. Becker for further response. A letter of receipt will be sent to Mr. Gradl.

INSURANCE: Our liability insurance was renewed with an increase in the yearly payment. The annual rate is \$551.00.

ENTRANCE SIGNS: The Burke St. sign was spray painted on the night of June 21. The vandalism also included painting the side of Mr. & Mrs. Spruill's and the sidewalk and road sign in front of the Goodwin's. The police were notified and a report filed. Our ins. co. was notified but we are not covered for this type of damage. Clivie Goodwin offered the use of his sandblaster and help to remove the paint and this was done on July 12.

FENCES: Dave Ingemie now has a supply of replacement slats for fence repairs.

SEWER CONSTRUCTION: Fairfax City Sanitation Dept. is nearing completion of the sewer under Cotton Farm and this will eliminate a pumping station in Mosby Woods. The area is to be completely restored by the city.

NEIGHBORHOOD WATCH: Judy Christofferson, 4317 Still Meadow, contacted Bill Mundy concerning vandalism behind her house and volunteered as a block captain for the watch. Bob Baker has volunteered to be the chairman for the watch. Bill will contact Mr. Baker and have him attend the next board meeting to present his plans for organizing the watch. The Board will sanction and maintain control over the watch and work with the members who volunteer.

TREASURER'S REPORT: The report is included in the minutes. Fifteen homeowners have not paid their dues and a third letter will be sent to these owners.

The meeting was adjourned and the next meeting will be at Dee Sharrock's, 4347 Farm House, on Wed., August 13, at 7:30P.M.

HICKORY FARMS COMMUNITY ASSOCIATION

TREASURER'S REPORT

June, 1986

CHECKING ACCOUNT

Beginning balance 6/1/86	\$1,097.95
Deposits	<u>2,000.00</u>
	\$3,097.95
Withdrawals	
#218 Kenneth Thomas (clean-up)	\$ 274.00
219 R&R Services (April & May)	860.00
220 R&R Services (May & June)	895.00
221 Britton Bonding & Ins.	551.00
222 Nancy Goodwin (June Book.)	100.00
223 Ron Colaprete (fence repairs)	<u>20.80</u>
	\$2,700.80
Ending balance	\$ 397.15

MONEY MARKET ACCOUNT

Beginning balance	\$7,563.19
Interest	<u>20.49</u>
	\$7,583.68
Transfer to checking	<u>2,000.00</u>
Ending balance	\$5,583.68

HICKORY FARMS COMMUNITY ASSOCIATION
BOD MEETING
July 1, 1986

Members present: Richard Sharp, Dave Ingemie, Bill Mundy, Eileen Frates, and Dee Sharrocks.

LETTER FROM HERBERT GRADL: Herb Gradl, 4312 Still Meadow, sent a letter on June 23, 1986 to HFCA Board concerning his unpaid dues and lien against his property. Mr. Gradl would like the Board to overlook the two years unpaid dues and lien and he in turn would begin paying his annual dues in a timely fashion. His letter also stated he would sue the association if necessary. In the meantime, Mr. Gradl's wife, Caryl Rich, sent a check to the association, dated June 9, 1986, for the 1986 dues.

The matter was discussed and the by-laws referred to. The Board is not allowed to make special arrangements with individual homeowners regarding their annual dues. Our attorney, Larry Becker, was notified and Mr. Gradl's letter will be referred to Mr. Becker for further response. A letter of receipt will be sent to Mr. Gradl.

INSURANCE: Our liability insurance was renewed with an increase in the yearly payment. The annual rate is \$551.00.

ENTRANCE SIGNS: The Burke St. sign was spray painted on the night of June 21. The vandalism also included painting the side of Mr. & Mrs. Spruill's and the sidewalk and road sign in front of the Goodwin's. The police were notified and a report filed. Our ins. co. was notified but we are not covered for this type of damage. Clivie Goodwin offered the use of his sandblaster and help to remove the paint and this was done on July 12.

FENCES: Dave Ingemie now has a supply of replacement slats for fence repairs.

SEWER CONSTRUCTION: Fairfax City Sanitation Dept. is nearing completion of the sewer under Cotton Farm and this will eliminate a pumping station in Mosby Woods. The area is to be completely restored by the city.

NEIGHBORHOOD WATCH: Judy Christofferson, 4317 Still Meadow, contacted Bill Mundy concerning vandalism behind her house and volunteered as a block captain for the watch. Bob Baker has volunteered to be the chairman for the watch. Bill will contact Mr. Baker and have him attend the next board meeting to present his plans for organizing the watch. The Board will sanction and maintain control over the watch and work with the members who volunteer.

TREASURER'S REPORT: The report is included in the minutes. Fifteen homeowners have not paid their dues and a third letter will be sent to these owners.

The meeting was adjourned and the next meeting will be at Dee Sharrock's, 4347 Farm House, on Wed., August 13, at 7:30P.M.

HICKORY FARMS COMMUNITY ASSOCIATION

TREASURER'S REPORT

June, 1986

CHECKING ACCOUNT

Beginning balance 6/1/86	\$1,097.95
Deposits	<u>2,000.00</u>
	\$3,097.95
Withdrawals	
#218 Kenneth Thomas (clean-up)	\$ 274.00
219 R&R Services (April & May)	860.00
220 R&R Services (May & June)	895.00
221 Britton Bonding & Ins.	551.00
222 Nancy Goodwin (June Book.)	100.00
223 Ron Colaprete (fence repairs)	<u>20.80</u>
	\$2,700.80
Ending balance	\$ 397.15

MONEY MARKET ACCOUNT

Beginning balance	\$7,563.19
Interest	<u>20.49</u>
	\$7,583.68
Transfer to checking	<u>2,000.00</u>
Ending balance	\$5,583.68

HICKORY FARMS COMMUNITY ASSOCIATION
BOD MEETING
June 10, 1986

Members present: Richard Sharp, Dave Ingemie, Bill Mundy, Eileen Frates, Mike Prichard, Dee Sharrocks. Guests present: Nancy Hepworth.

NEIGHBORHOOD DIRECTORY: Nancy Hepworth presented the board with a copy of the directory to be printed for H.F. There was over 50% participation from the residents and 250 copies will be printed and distributed thru H.F. It was suggested that the names be listed alphabetically as well as by street and a map of the community be included. Dee Sharrocks will notify Nancy of the board's approval and who is responsible for the printing costs.

SEWER CONSTRUCTION: Fairfax City is completing the sewer system under Cotton Farm Rd. The pit is only temporary and the area will be re-landscaped upon completion which should be mid-June.

INSURANCE: There has been a delay on the renewal of H.F. insurance policy and Britain Bonding and Ins. has issued a binder. The estimated cost for renewal will be \$520.00.

FENCES: Dave Ingemie received one call concerning replacement slats and Ron Colaprete will pick up a supply of slats.

COMMON GROUNDS: The clean up of the common grounds was completed at the cost of \$274.00.

TREASURER'S REPORT: Monthly report is attached to the minutes. At present only 12 homeowners have not paid their annual dues.

NEIGHBORHOOD WATCH: Bob Baker has volunteered to be chairperson for the watch and Mr. Wagner has also volunteered to help organize. Suggestions were made to restart the watch with block captains and have a flyer made up and distributed thru H.F. The flyer could be paid for out of the watch funds. Mr. Wagner will attend the July meeting.

NEWSLETTER: The next newsletter will be issued in July. If you have any suggestions, bring them to the July meeting.

STREETS: Complaints were made about the sand in the streets. The next newsletter will have a reminder to sweep in front of your home and Mike Prichard will call Va. Dept. of Highways about a streetsweeper cleaning up the sand.

The meeting was adjourned and the next meeting will be on July 1 at Dave Ingemie's, 10007 Cotton Farm Rd. at 7:30.

HICKORY FARMS COMMUNITY ASSOCIATION

TREASURER'S REPORT

CHECKING ACCOUNT

Beginning balance 5/1/86	\$5,457.23
Deposits	<u>0.00</u>
	\$5,457.23
Withdrawals	
#212 Nancy Goodwin (April book)	100.00
213 Lieding & Becker P.C.	127.00
214 Nancy Goodwin (postage)	65.05
215 Cleveland Lott (refund)	10.00
216 Void	
217 Nancy Goodwin (May book)	100.00
To correct checkbook	100.08
Transfer to savings	<u>3,857.15</u>
	\$4,359.28
Ending Balance	\$1,097.95

Money Market Savings

Beginning balance 5/1/86	\$3,706.04
Deposits	<u>3,857.15</u>
Ending balance	\$7,563.19

HICKORY FARMS COMMUNITY ASSOCIATION

Board Meeting May 6, 1986

Members present: Richard Sharp, Ron Colaprete, Dave Ingemie, Dee Sharrocks. Eileen Frates, Mike Pritchard and Bill Mundy.

BRADDOCK ROAD: A notice was sent from Audrey Moore's office notifying the surrounding communities that an entrance to GMU at Braddock and Sideburn Rds. is in the planning stage.

FENCES: The board received a letter from Dennis Faust concerning the letter he received about missing slats on his fence. He proposed that the HFCA adjust the homeowner's annual association fee for those members having fences on the perimeter of Burke Station & Roberts Rds. This would compensate for the maintenance and repair of the fence. After much discussion over who is responsible for the repair of the fence, the board decided to provide a specific (5) slats to a homeowner upon request. If more than 5 slats is required, the homeowner must petition the board in writing. Dave Ingemie will keep a supply of slats in his garage for this purpose.

Mike Prichard motioned that there be no adjustment to the homeowners' assoc. dues, seconded by Ron Colaprete and passed by the board.

Richard Sharp Will call Dennis and a letter will be sent in response to his proposal.

Grass: Mrs. Spruill contacted Mike Pritchard about the ground surrounding the entrance signs at Burke Station. The seed has not germinated and there are several large rocks. Ron and Richard will rake and seed over the weekend.

TREASURER'S REPORT: The report for March and April is attached. Bill Mundy found the books to be out of balance by \$100.00. Error due to incorrect deposits and deposits not shown. The accountant did not pick up this error in the annual audit and Bill Mundy will send a letter to them concerning this matter. Bill recommended that the treasurer handle all deposits in the future.

So far there are only 27 homeowners who have not paid their dues.

INSURANCE: Richard Sharp received a letter from the insurance agency stating our liability would expire on 5/22. He contacted Michelle Greer at the agency and she will contact several different insurers for estimates of rates.

NEIGHBORHOOD WATCH: Two more breakins have occurred in April on Farm Hse. Notice will be put in the newsletter concerning volunteers.

The meeting was adjourned and the next meeting will be on June 10 at Mike Prichard's, 4370 Harvester Farm Rd.

HICKORY FARMS COMMUNITY ASSOCIATION

TREASURER'S REPORT

MARCH and APRIL

CHECKING ACCOUNT

Beginning balance	842.23
Deposits	<u>8,760.00</u>
	9,602.23
Grass cutting	520.00
Entrance signs	50.00
Federal & State tax	134.00
Audit & tax preparation	250.00
Bookkeeping expenses	200.00
Postage & misc. expense	91.00
Legal expense	127.00
Transfer to Money Market Savings	<u>6,857.15</u>
	8,229.15
Ending balance (5/4/86)	1,373.08

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MONEY MARKET SAVINGS

Beginning balance	706.04
Transfer from checking	6,857.15
March interest	<u>14.80</u>
	7,577.90

HICKORY FARMS COMMUNITY ASSOCIATION

TREASURER'S REPORT

MARCH and APRIL

CHECKING ACCOUNT

Beginning balance	842.23
Deposits	<u>8,760.00</u>
	9,602.23
Grass cutting	520.00
Entrance signs	50.00
Federal & State tax	134.00
Audit & tax preparation	250.00
Bookkeeping expenses	200.00
Postage & misc. expense	91.00
Legal expense	127.00
Transfer to Money Market Savings	<u>6,857.15</u>
	8,229.15
Ending balance (5/4/86)	1,373.08

MONEY MARKET SAVINGS

Beginning balance	706.04
Transfer from checking	6,857.15
March interest	<u>14.80</u>
	7,577.90

HICKORY FARMS COMMUNITY ASSOCIATION

Board Meeting April 8, 1986

Members present: Richard Sharp, Ron Colaprete, Dave Ingemie, Dee Sharrocks and Eileen Frates. Steve DeWitt, a representative of Lambda House also attended the meeting.

GROUNDS MAINTENANCE: Rod Ivy will maintain the grounds again this year and will be notified when to do the first cutting. He suggested the BOD purchase a bag of K-31 grass seed for seeding in several areas of common grounds.

The trash on the common grounds is being removed and will be completed shortly.

The trees from the county have been received and planting has begun.

LAMBDA HOUSE: Steve DeWitt, the director of Lambda House, attended the meeting to introduce the new board to the program and purpose of Lambda House. At present, there are six girls in residence with three full time counselors sharing 24 hours shifts. Neighborhood Advisory Council meetings are held quarterly and invitations will be sent to the new BOD, the neighbors on either side and the county. If HFCA should have any complaints, Mr. DeWitt can be contacted at the house office #425-5868. The girls have participated in the Octoberfest and would like to participate in any future events held by the association.

PROPERTY APPEARANCE: Ron Colaprete sent letters to 13 owners concerning the condition of their property or fences. Notice was given to make the necessary repairs by May 1. If no improvements have been made by that time, a member of the BOD will speak to the residents personally. If still no action, our lawyer will be consulted to see what should be done to enforce the covenants.

BRADDOCK ROAD: Richard Sharp attended a meeting on March 2 concerning the widening of Braddock Road. The comments by the Braddock Road West/Civic Assoc. Coalition have been attached to the minutes.

MEDIA GENERAL: The sidewalk on the corner of Still Meadow and Farm House is cracking and collecting water. The owner claims this is the result of the equipment used by the cable company. Pat Fisher, a restoration representative of Media Gen., examined the sidewalk and states that the damage is due to settlement and they are not responsible for the repair. The asphalt used by Media Gen. on certain areas of sidewalk is only temporary and will be repaired properly. The VDH was contacted and they will only use asphalt to repair any broken sidewalks in the development.

The meeting was adjourned and the next meeting will be on May 6 at Ron Colaprete's, 4329 Still Meadow.

HICKORY FARMS COMMUNITY ASSOCIATION

Board Meeting March 4, 1986

Members present: Richard Sharp, Ron Colaprete, Mike Pritchard, Dave Ingemie, and Eileen Frates.

GROUNDS MAINTENANCE: It was agreed that Rod Ivy will continue to take care of the common grounds. He will submit a proposal to Richard Sharp for the same rate as the previous year.

TAXES: Effective January 6, 1986, there will be no taxes on the common grounds. This exemption does not apply for improvements such as a pool or tennis courts. This will save the association approximately \$322.00 a year.

TREES: Union Camp Corporation is offering seedlings to homeowner associations through the county. It was agreed the association will order 25 green ash and 25 sweet gum trees to be planted on the common grounds.

TRASH REMOVAL: Information will be obtained from the county concerning fees and permits for the dumping of the trash and limbs that are now lying on the common grounds. We have had a bid of \$250.00 plus dumping fees for the removal.

ENTRANCE SIGNS: Bill Mundy will send a \$100.00 Savings Bond to Maceo Jeffries for being the winner in the design contest.

FENCES: Dee Sharrock spoke with the Zoning Board concerning this matter. The land owner is responsible for any repairs and liable for any injuries resulting from disrepair. The board will seek our lawyer's advice for enforcing the covenants. Ron Colaprete will send letters concerning property appearance to Miser, Fletcher, French, and O'Shea.

TREASURER'S REPORT: The report was given by Bill Mundy and approved.

The tree cutting matter on Cotton Farm Rd. was investigated by Mike Pritchard and the trees are not on common grounds.

The meeting was adjourned and the next meeting will be on April 8, at Eileen Frates', 10112 Round Top Ct.

HICKORY FARMS COMMUNITY ASSOCIATION

Board Meeting February 4, 1986

Members present: Richard Sharp, David Ingemie, Bill Mundy, Eileen Frates, and Dee Sharrocks.

TRASH REMOVAL: Richard Sharp met with Paul Mella on Jan. 19 and reviewed the trash to be removed from the common ground

The estimate for the removal of all the trash was \$480.00. The estimate to cut and pile the fallen tree was \$140.00 and to cut and remove the tree was \$215.00. Various ideas were discussed and it was agreed the trash should be removed when weather and ground conditions permit. The tree will be left there for now.

ENTRANCE SIGNS: The cap was replaced on the sign at Roberts Rd. to everyone's satisfaction. There is still the question of adding hooks for displaying signs as called for in the original design. It has been verified in the BOD minutes of Feb., 1985 that a \$100.00 Savings Bond was offered as a prize in the design contest and the winner is Maceo Jeffries.

MEDIA GENERAL: Cable border hook-ups have to be completed on Roberts and Burke Station Rds. April still looks like the date for the hook-up to our homes.

LEGAL: Richard Sharp spoke to our attorney, Larry Becker, concerning the Spruill's letter of permission for the sign to be on their property. Mr. Becker will review the letter but suggested a formal easement would be better for the association. It was suggested that Mr. Becker review the Neighborhood Watch By-laws pertaining to the transfer of the Watch funds to the association funds and better enforcement of the covenants.

NEIGHBORHOOD WATCH: Nancy Ito was the only one to show an interest in reestablishing the watch. We'll be more specific in the next newsletter and hopefully have a greater response. There is still the question of what to do with the watch funds. It appears the By-laws would have to be amended to permit a transfer of the funds to the assoc. funds. A meeting would have to be held with the past N.W. board, a new board elected and a vote taken to amend the by-laws. We will wait for Mr. Becker to review the by-laws and then decide upon a course of action.

TREASURER'S REPORT: The report was given by Bill Mundy and approved. Bill Mundy and Nancy Goodwin have taken the books to be audited and are awaiting the auditor's report. The balance in checking is \$942.33 and the balance in Money Market is \$520.85.

ABANDONED VEHICLES: Eileen Frates will notify the police of the junk vehicles in H.F.

FENCES: Article 7 in the covenants states that fences be maintained in a proper manner so as not to detract from the value

and desirability of surrounding property. Dave Ingemie and Dee Sharrocks will talk with the zoning board about their regulations. The fence on Roberts Rd. is obstructing the path and is a safety hazard.

ARCHITECTURAL CONTROL COMMITTEE: Notice will be put in the March newsletter for homeowners to submit plans to Ron Colaprete for approval. Letters will be sent to the following homeowners, Miser, French, Fletcher, and O'Shea, concerning the appearance of their lots. We have to look into a more effective way to enforce violations of the covenants and follow thru with the enforcement.

COMPLAINTS: John Blundell, 10005 Cotton Farm, notified Dave Ingemie that someone has been cutting down trees on the property adjoining the creek. This lot may belong to a homeowner on Glenmere Rd. and the boundaries will have to be checked.

NEWSLETTER: The next newsletter will be mailed in March. Suggestions were made to plant the seed for increasing assoc. dues and reactivate the Architectural Committee.

The meeting was adjourned and the next meeting will be on March 4, at Dave Ingemie's, 10007 Cotton Farm Rd.

HICKORY FARMS COMMUNITY ASSOCIATION

Board Meeting January 7, 1986

Members present: Richard Sharp, David Ingemie, Bill Mundy, Eileen Frates, Dee Sharrocks, and Mike Pritchard.

ENTRANCE SIGNS: The signs are completed and were inspected by Richard Sharp, Ron Colprete and Dennis Faust. It was agreed that the cap on the Roberts Rd. sign must be replaced by the contractor at his expense. We have received a letter of permission from the Spruills for the Burke Station Rd. sign to be on their property. There is still an outstanding bill of \$2000.00 to be paid to Maceo when the necessary work is completed to the board's satisfaction.

Several suggestions were made for improving the appearance of the signs including lighting, shrubs, and split rail fencing. Richard Sharp will get an estimate from Maceo for adding additional brick wings to the existing signs. The wooden sign will be removed on Sat. and placed on the common ground.

MEDIA GENERAL: Cable installation is continuing but residential hook-up will still be several months.

DUES: The bill for the yearly dues will be mailed out in January with a newsletter and budget statement. It was agreed that Nancy Goodwin will continue to do the billing and other clerical duties for \$100.00 per month. Nancy Goodwin informed Richard Sharp that she had not been paid for the month of December, 1985 and Bill Mundy will take care of this matter.

TREASURER'S REPORT: Report given by Bill Mundy and HFCA has received a bill from R&R Lawn Service for Nov. 11. He will contact the service to see if this bill is for Oct. or Nov. and if the work was completed.

TRASH REMOVAL: Richard Sharp will meet with Paul Mella again to review the estimate for removing the trees and trash from the common area.

NEIGHBORHOOD WATCH: There is \$552.83 in the fund for the watch. The BOD will look into the possibility of transferring these funds over to the general funds. We would like to make the watch viable again since there has been one incident of vandalism in HF. Nancy Holt, 10110 Round Top Ct., notified several BOD members that her daughter's gas tank had been siphoned over the holiday weekend. It was suggested she refer this matter to the police. A notice will be put in the newsletter about the watch and volunteers should contact Bill Mundy if interested.

DIRECTORY: Nancy Hepworth, a past BOD member, has volunteered to publish a directory for all residents of HFCA. A questionnaire will be included in the dues bill for the residents to respond. Dave Ingemie has volunteered to work with Nancy on the

format of the directory.

ABANDONED VEHICLES: Dee Sharrocks will look into the zoning rules and a notice will be put in the newsletter. The BOD will take the necessary action if the residents don't comply to the ruling.

GOALS FOR 1986: Prepare the homeowners for an increase in the association dues. A vote will be taken for an increase at the annual meeting in Nov.

It was agreed that the BOD meetings will be held on the first Tuesday of every month at 7:30 P.M. beginning on Feb. 4 at Bill Mundy's. The first 30 minutes will be opened to any resident who wishes to attend. They can contact a member of the board for the location. The meeting was adjourned.

HICKORY FARMS COMMUNITY ASSOCIATION

PROPOSED 1986 BUDGET AND SUMMARY OF 1985 EXPENDITURES

JANUARY 11, 1986 -

	<u>PROPOSED</u>	<u>ACTUAL</u>
	<u>FY 1986</u>	<u>FY 1985</u>
COMMON AREA MAINTENANCE		
Mowing, trimming, trash removal	5,500	5,270
Seeding/fertilizing	1,000	0
	-----	-----
SUB	6,500	5,270
INSURANCE		
Common area liability	460	460
Officer's/Director's Liability	411	411
Bonding	171	171
	-----	-----
SUB	1,042	1,042
TAXES		
Real estate/Va. Corp.	375	375
	-----	-----
SUB	375	375
GENERAL/ADMINISTRATIVE		
Bookkeeping	1,200	1,000
FY 1985 Audit/Taxes	275	275
Postage/P.O. Box	500	445
Legal fees	250	157
Supplies & Misc.	250	0
	-----	-----
SUB	2,475	1,877
CAPITAL IMPROVEMENTS		
	2,000	3,000
	-----	-----
TOTAL	12,392	11,564
Bills outstanding	520	N/A
	-----	-----
TOTAL	12,912	11,564
Projected 1986 income	11,880	(198 lots x \$60)

HICKORY FARMS COMMUNITY ASSOCIATION

PROPOSED 1986 BUDGET AND SUMMARY OF 1985 EXPENDITURES

JANUARY 11, 1986 -

	<u>PROPOSED</u> <u>FY 1986</u>	<u>ACTUAL</u> <u>FY 1985</u>
COMMON AREA MAINTENANCE		
Mowing, trimming, trash removal	5,500	5,270
Seeding/fertilizing	1,000	0
	<u> </u>	<u> </u>
SUB	6,500	5,270
INSURANCE		
Common area liability	460	460
Officer's/Director's Liability	411	411
Bonding	171	171
	<u> </u>	<u> </u>
SUB	1,042	1,042
TAXES		
Real estate/Va. Corp.	375	375
	<u> </u>	<u> </u>
SUB	375	375
GENERAL/ADMINISTRATIVE		
Bookkeeping	1,200	1,000
FY 1985 Audit/Taxes	275	275
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	<u> </u>	<u> </u>
SUB	2,475	1,877
CAPITAL IMPROVEMENTS	2,000	3,000
	<u> </u>	<u> </u>
	TOTAL 12,392	11,564
Bills outstanding	520	N/A
	<u> </u>	<u> </u>
	TOTAL 12,912	11,564
Projected 1986 income	11,880	(198 lots x \$60)

please log in:

HICKORY FARMS COMMUNITY ASSOCIATION
PROPOSED 1986 BUDGET AND SUMMARY OF 1985 EXPENDITURES
JANUARY 11, 1986

	<u>PROPOSED</u> <u>FY 1986</u>	<u>ACTUAL</u> <u>FY 1985</u>
COMMON AREA MAINTENANCE		
Mowing, trimming, trash removal	5,500	5,270
Seeding/fertilizing	1,000	0
	-----	-----
SUB	6,500	5,270
INSURANCE		
Common area liability	460	460
Officer's/Director's Liability	411	411
Bonding	171	171
	-----	-----
SUB	1,042	1,042
TAXES		
Real estate/Va. Corp.	375	375
	-----	-----
SUB	375	375
GENERAL/ADMINISTRATIVE		
Bookkeeping	1,200	1,000
FY 1985 Audit/Taxes	275	275
Postage/P.O. Box	500	445
Legal fees	250	157
Supplies & Misc.	250	0
	-----	-----
SUB	2,475	1,877
CAPITAL IMPROVEMENTS	2,000	3,000
	-----	-----
TOTAL	12,392	11,564
Bills outstanding	520	N/A
	-----	-----
TOTAL	12,912	11,564
Projected 1986 income	11,880	(198 lots x \$60)

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

JANUARY 11, 1986
~~December 20, 1984~~

PROPOSED 1986 BUDGET AND SUMMARY OF 1985 ~~INCOME AND~~ Expenditures

	PROPOSED FY 86	ACTUAL Actual FY 85
COMMON AREA MAINTENANCE	5,500	5,280
Mowing, trimming, trash removal		
Seeding/fertilizing	1,000	-
TOTAL	6,500	5,280
INSURANCE		
Common Area Liability	460	900 460
Officer's/Director's Liability	411 412	411
Bonding	171 108	171
TOTAL	1,042	1,502 1,042
TAXES		
Real Estate/VA. Corp.	375	400 375
TOTAL	375	400 375
GENERAL & ADMINISTRATIVE		
Bookkeeping	1,000	1,000
FY 85 Audit/Taxes	275	214 275
Postage/P.O. Box	500	406 445
Supplies	250	319
Legal Fees	1,000 250	513 157
Misc Supplies + misc.	200 250	0 0
TOTAL	3,025	2,507 1,877
Capital Improvements fund	2,000	3,000
TOTAL	12,392 12,392	11,006 11,536 11,564
Bills outstanding	500	100 N/A
10,000 Total	12,912	10,000 11,536 11,564
Projected 1986 Income	11,880	(198 lots X \$60)

HICKORY FARMS COMMUNITY ASSOCIATION

Board Meeting December 11, 1985

Members present: Fred Cooke, Nancy Hepworth, Mickey Plumley, Margaret Gurney, Richard Sharp, David Ingemie, Eileen Frates, Ron Colprete, and Dee Sharrocks.

The meeting was called to order. The incoming board was brought up to date on the association's business by members of the outgoing board.

MEDIA GENERAL: The cable company has started laying cable throughout the development and appears to be ahead of schedule. If any homeowner is unhappy with the lines marking the placement of the cable, they should contact Media General personally to have them changed. Homeowners should be present when the cable is installed in the house for proper placement. It was suggested that HFCA send out a notice about the time period allotted for free hook up of the cable.

ENTRANCE SIGNS: Construction has begun with the estimated date of completion of Dec. 15. The sign on Burke Station Rd. encroaches on the Spruill property. They have given verbal approval. HFCA should obtain an easement for this property. The association will maintain the grass surrounding this sign. The old sign at Roberts Rd. will be removed by the association and placed on the common property on Farm House Lane.

ASPEN GROVE: The developer will notify the HFCA board of the property walk-through and a representative from Audrey Moore's office will be present also. Dennis Faust has volunteered to represent HFCA since he is familiar with the project.

LIGHTING: We can rule out county help in lighting Hickory Farms since this is not a high traffic or high crime area. It was suggested we do a survey to see how many homeowners would be interested having an electrical contractor come in to the development and install carriage lights at the homeowner's expense. Common ground lighting would have to be resolved also.

NEIGHBORHOOD WATCH: Bill Mundy has the Neighborhood Watch funds of \$500.00 and these should be placed in the general treasury. Hopefully we can re-establish an interest in this project in 1986.

TRASH REMOVAL: Paul Mella, a representative of HPC Lawn Services, Inc. and a HF resident, submitted a bid for the removal of the trash and tree limbs present on the common property on Farm House Lane. The estimate was \$380.00 for the removal of four loads of trash to Lorton. The large tree limb would be removed for an additional \$150.00 or it could be chopped up only for \$120.00. It was brought to the board's attention that there is a large dead elm tree on Cotton Farm Rd. that should be removed. Mr. Mella is interested in giving

the BOD an estimate for the lawn maintenance of the common property.

TREASURER'S REPORT: Report given by Mickey Plumley and the new BOD was brought up to date with HFCA's accounts and yearly budget. It was suggested that the billing notices for HFCA dues be sent out in January with the due date of March 15.

SUGGESTED PROJECTS: A new survey should be sent out to the homeowners to see what projects they would like for the community, i.e. lighting, park benches, play areas. A neighborhood directory was suggested by Nancy Hepworth with Nancy volunteering her services for printing the directory.

The next meeting will be on January 7, 1986 at Dee Sharrocks, 4347 Farm House Lane. The meeting was adjourned.

Time: October 9, 1985 8:00P.M.

Place: Margaret Gurney's residence

Present: Fred Cooke, Buddy Thompson, Mickey Plumley, Nancy Hepworth, Margaret Gurney and Dennis Faust

Guest: Mike Prichart

Mike Prichart was introduced to the BOD by Margaret Gurney as a possible prospect for the BOD. Fred Cooke explained the workings of the board. Mike said he would consider becoming a BOD nominee.

There was no information readily available regarding Media General.

Masceo Jefferies has started the work on the molds for the entrance signs and expects them to be in place by the end of October.

Mickey gave the Treasurer's Report which was as projected in September.

Ron Stein would like permission to place a storage shed on a temporary foundation on the edge of the common ground since his land slopes to the boundary and he cannot install same on his own property..consideration was to be given this request.

Margaret discussed possibly having a Halloween Party the Saturday before Halloween and would follow up on having one upon such short notice.

Margaret gave her report on Neighborhood Watch. She has been basically holding the watch together on a month to month basis. Hope was expressed that at the Annual General Meeting there would be more people participating.

The proposed agenda for the General Meeting was discussed; i.e., Newsletters and BOD Minutes placed in binders, copy of Auditor's Report and copy of financial reports should be readily at hand for perusal. Fred will open meeting with brief summation of past year, Mickey will give updated Treasurer's Report, Margaret will report on Neighborhood Watch, Nancy Hepworth will report on lighting and it's progress and hopefully, a representative from Media General will be on hand to give the progress being made on the cable installation. It was suggested that signs be posted at the entrance ways notifying the community of the time and place of the meeting as well as appearing in the Newsletter.

The slate of officers proposed by the existing BOD is:

Mike Pritchard-Harvester Farm Lane
Dee Sharrocks-Farm House Lane
Eileen Frates-Round Top Court
Ron Colaprete-Still Meadow Rd.
Richard Sharp-Still Meadow Rd.
David Ingemie-Cotton Farm Rd.
Bill Mundy-Still Meadow Rd.

The General Meeting will be held at the Green Acres Elementary School 8:00-10:00 P.M., November 7, 1985.

BOD MEETING NO. 8

Time: September 5, 1985

Place: Nancy Hepworth's residence, 4325 Still Meadow Rd.

Present: Fred Cooke, Mickey Plumley, Margaret Gurney, Dennis Faust,
Nancy Hepworth, Buddy Thompson

Guests: Carla Shoap

Media General Report: Fred talked to Susan Cialak September 5th regarding progress of laying cable. They will be marking the utility lines end of September..Installation of cable should be complete by the end of December.

Annual Meeting: Nancy Hepworth will secure accommodations for the annual meeting, November 7th at 7:30p.m., at one of the local schools preferrably Green Acres. The newsletter will be sent out October 21st notifying everyone of the meeting along with the new slate of officers nominated by the present board. The following were suggested as tentative candidates along with the BOD member who should contact them: Dave Ingemie-Fred, Bill Munday-Dennis Faust, Dick Sharp-Buddy, Don Klingamin-Margaret, Ron Colaprete-Mickey Plumley, Maria Acosta and Dee Sharrock-Nancy Hepworth.

Treasure's Report: Mickey gave the report for Aug. through Sept. 1985 as follows: Checking Balance:\$525.20 Money Market:\$8,050.83 A projected report for the remaining of the year was also given showing that with the installation of the signs, general running expenses, four more cuttings, two extra trims and an estimated \$400 for the tree removal in the upper grounds that we will show a \$64 negative balance. Discussion then followed of possible alternatives to the tree removal and also cutting down on some of the mowing times. The general concensus was that a positive balance should be left for the new BOD to function until the dues are collected for 1986.

Carla Shoap had some questions about the entrance ways i.e. design, cost and would the money be spent more effectively in something like playground equipment. The reply was referenced back to the survey that was taken by the previous board where the entrance signs, along with the lighting, was the top priority for the neighborhood. Also, it was mentioned that out of the entire neighborhood only three inquiries were made regarding the entrance ways. Mr. Monismith contacted Nancy Hepworth by phone and expressed his concern as to whether we were financially able to do the entranceways. Maria Acosta wrote a letter questioning the cost if the sign was made only of brick and cedar. Actually, the plans mailed to the residents stated brick and cinder block. She also wanted to know why there had to be two signs..one at both entrances. Under the circumstances a vote was taken by the board members resulting in five for starting the entrance ways and one against.

It was futher suggested that an agreement be drawn up between Jeffrey Maceo and the HFCA for the performance of the work. Denis Faust was to see to these arrangements being made.

Discussion then followed in regard to the upper grounds and the falling trees. Fred and Mickey will check the grounds before having someone come to cut the tree(s) down. Also, Mickey will check regarding the cutting of the grass for 9/14,10/12 and 11/1.

Nancy Hepworth will call to see if enough residents are

real estate agents to participate with contributions. Mickey will check with the Fairfax County Police in regard to having a safety bike rodeo.

The next meeting will be at Margaret Gurney's house, 4373 Harvester Farm Lane, 8:00p.m. October 9th.

BOD MEETING NO. 7

Time: July 25, 1985, 8:00 P.M.

Place: Fred Cooke's house at 10011 Cotton Fair rd.

Present: Dennis Faust, Margaret Gurney, Fred Cooke, Buddy Thomson,
Nancy Hepworth

Guest: Steve DeWitt from the Lambda House

Steve DeWitt gave a short talk about Lambda House and how they would like to participate more in the Hickory Farms community. We were also invited to attend the Lambda House get together July 29th at 7:30P.M.

The meeting was called to order by the President, Fred Cooke. The treasurer's report was read and approved as read. The balance as of this date in checking \$2418.40 and in the money market account \$7,983.92.

Discussion followed regarding entrance ways. Margaret Gurney mentioned that she would feel more comfortable with one or two estimates other than just the one received. It was agreed that an attempt would be made to secure those estimates. In the meantime, it was suggested that the entranceway plans as submitted by Maceo Jefferies be mailed out to the residents for their general information. It was also decided that \$5,000 tops could be allotted to the entranceways since we still have other expenses to cover for the rest of the year.

There was general discussion of the Octoberfest. The date of Saturday, October 5th was agreed upon. Nancy Hepworth will arrange to set up committees. There was also some discussion of having realtors who service the Hickory Farms area participate in the festivities as long as it was not overly commercialized.

BOD MEETING No. 6

Time: June 27th, 8:00P.M.

Place: Mickey Plumley's 10014 Cotton Farm

Present: Fred Cooke, Buddy Thompson, Mickey Plumley, Margaret Gurney and Nancy Hepworth

Guests: Richard Sharp and Maceo Jeffries

The meeting was called to order and the treasurer's report was approved as read. Discussion followed the treasurer's report as to the amount that could be allocated for the entrance ways.

Richard Sharp gave a report on the progress of Media General and it appears that the cable may be ready for hookup by this fall if all goes well.

Margaret Gurney gave a report on the Neighborhood Watch and is calling a meeting July 10th to gather as many interested parties together as possible.

Maceo Jeffries brought his model and plan for the entrance way. It was basically approved but was changed from stone to brick. Maceo said he would have the changed plans by our next meeting.

It was decided due to billing cycles, it might be better to have our meetings at the beginning of the month instead of the end so the next meeting after our July meeting will be the first of September.

It was suggested that we begin to search for some new members for the BOD next year. Our annual meeting will be November 7...the first Thursday in November. Nancy Hepworth will get the meeting place. (Note: Nancy Hepworth contacted the school administration and was advised she would not be able to secure the space until the respective schools opened.)

There followed some very enthused discussion regarding having a cleanup and fun time on the common grounds October 5th with the raindate of October 6th. Nancy Hepworth will organize.

Fred will write a letter to Fox Mill Estates in support of the realignment of Lawyers Rd. so that it does not go through their subdivision. He will also address the issue with Audrey Moore.

Meeting was adjourned with the munching of some delicious pretzels.

HFCA BOD MEETING No.5

Time: May 23, 1985, 8:00P.M.

Place: 10011 Cotton Farm Lane

Present: Margaret Gurney, Dennis Faust, Bud Thompson, Fred Cooke and Nancy Hepworth

Guests: Nicky VanDover and Cathy McCarthy and Representatives from Media General

Fred read the Treasurer's Report for Mickey Plumley for the months of April and May. Both were approved as read.

Nicky and Cathy would like the HFCA to sponsor a Talent Show fund raiser for playground equipment for our common area. They requested the BOD to set aside \$60.00 for initial outlay for stage equipment, sound system and other necessities. They are to check back with Fred Cooke when they are ready to receive the funds. They proposed June 8th as the day for the show. It was suggested by board members they may want to give themselves more time.

There was only one entry for the HFCA entrance ways. The winner was Maceo Jeffries. Discussion followed as to the extent and cost of the entrance ways. It was decided to use Mr. Jeffries as a consultant. However, due to the cost factor the entrance ways will have to be less elaborate than what was submitted. It was suggested we should not go over \$5,000. It was also suggested that as the members drove around the communities that had entrance ways, they would take note or pictures in order to have a better concept of what can be used.

The Media General representatives advised the BOD members that they can no longer spend time getting the remaining 14 residents signed up for the cable easement and has placed the responsibility with the BOD to do so. Richard Sharp has consented to go with the representative or to contact the remaining owners in order to get the cable situation resolved as quickly as possible. Of the 14, five are absentee owners. Nancy Goodwin will be contacting them again in regard to responding quickly.

There was a note to correct the time of mowing of the common grounds to April through September rather than the July through August in the Newsletter. Also, there should be some mention of the Neighborhood Watch again and to show there is a need by mentioning the bent antennae, mail boxes being knocked over and car window broken in the neighborhood in recent months.

John Connolly will be getting signs for the posting of the common grounds to keep motorized vehicles off. There still is a strong possibility that it will also be necessary to place barricades before the bike/walking paths.

Fred Cooke spoke with Audrey Moore regarding a more esthetic type of lighting for the community. Ms. Moore advised Fred that to be certain the county would put what they wanted and where they wanted the lighting to be if they did it. We will be discussing the other alternatives when further information can be accumulated by David Ingemie.

It was made note that residents who do not maintain their lawns in at least a basic manner will be notified in writing. Should the resident not respond by taking care of the situation the BOD will have the matter taken care of and will charge the resident the cost of the work.

Next meeting at Mickey's 6/30 8PM

HFCA No.4

Time: April 21, 1985 8:00P.M. **Place:** 4373 Harvester Farm Lane
Present: BOD Members: Fred Cooke, Margaret Gurney, Buddy Thompson
and John Connolly. **Sub Committee members:** David Ingemie.
Guests: Jan McDonald, resident and Dave Ingale, Media General

Meeting was called to order by the president and discussion followed regarding the Neighborhood Watch program between Fred Cooke and Jan McDonald (978-0342). Further plans and discussion will continue between Jan McDonald and Margaret Gurney in setting up a workable program for Neighborhood Watch

Common Areas : Apparent use of motorbikes, motorcycles and cars on the bike paths and common area has made it necessary for the BOD to make a decision to post the areas against motorized vehicles. Also suggested was the possibility of constructing barriers. Reference was made to checking with Fairfax County ordinances as to procedure. Care of the common grounds has gone to Rod Ivy of Rod Lawn Maintenance (R.L. Services). Mowing operations will begin in July and will occur every ten to fourteen days for the months of July and August. Cost of the operation has increased by \$25.00. The BOD approved the increase. Edging is now \$375 + 45 = \$420 and trimming is \$375 + 65 = \$440. Notice of Rod's services will be put in the next newsletter for the benefit of the residents.

Public Area: Concern was expressed in regard to the sewer drain openings and the possibility of some type of trap covering them. No action was taken and is still under discussion. Mention was also made of having the county place a three-way stop at the corner of Farm House Lane and Cotton Farm Rd.

Lighting: General discussion with David Ingemie about the lighting situation brought about the suggestion that Fred talk to Audrey Moore regarding a change of county regulations concerning the placement of light poles.

Media General: Dave Ingale had no news as to the starting date or progress thus far as to laying the cable.

Social: Jan McDonald will chair a committee for the forthcoming community picnic.

Meeting was then adjourned.

HFCA BOD MEETING No.3

Time: March 24, 1985

Place: 4325 Still Meadow Rd.

Present: Fred Cooke, Mickey Plumley, Buddy Thompson, Nancy Hepworth, Margaret Gurney and John Connolly

Guests: None

Meeting was called to order by the president and discussion followed regarding having the meetings on Sundays. The next meeting taking place April 21, 1985, 8:00P.M. at Margaret Gurney's home.

Media General: Fred Cooke spoke to Media General regarding the progress being made. A request to have one of their representatives at our next meeting will be made.

HFCA DUES: Seventeen homeowners have not paid their dues as of 3/2 85 and letters have been sent out.

George Mason: It was determined that HFCA would continue to communicate through the Round Table discussions.

Zoning: Of the three areas designated on Audrey Moore's letter to the residents of Hickory Farms the area of Braddock Rd. and Burke Station Rd. was of the most concern to the members of the BOD. John Connolly and Margaret Gurney will represent HFCA at Wednesday's meeting to convey our opposition to any commercial zoning in that area. Dennis Fausat will continue to represent our community regarding the development of Aspen Grove on Roberts Rd. John Connolly will pursue a research project to determine pros, cons and procedure for annexation to Fairfax City.

School Redistricting: It has come to the attention of the BOD the concern of HFCA residents in regard to redistricting the community into the Woodson High School district. Because the residents apparently are split on the subject the BOD will not support either position. This is an individual decision that must be made subject, of course, to Fairfax County School Board approval. A concern of the BOD, however, was the untimely method of notification of the redistricting hearings. Fred Cooke has expressed his concern to the powers that be that such notification was untimely and did not allow for careful decisive action to be taken. The main concern, whatever decision is made, is the safety of the students in getting to and from school.

Treasurer's Report: Mickey Plumley read the report showing a closing balance of \$10,747.85. The auditor's report was also noted and everything checks out beautifully.

A brief discussion followed regarding the street light situation and will be pursued further upon David Ingemie's report at the next meeting.

The meeting was then adjourned.

HFGA BOD MEETING #2
February 27, 1985

Place: 10002 Cotton Farm Rd. Buddy Thompson

Members Present: Fred Cook, Buddy Thompson, Mickey Plumley, Dennis Faust, John Connolly, Margaret Gurney and Nancy Hepworth. Harry Herchert, representative to George Mason University Round Table. Guests Present: David Ingenie, Bruce MacIntyre

Meeting came to order, January minutes were approved. Meeting was opened to Homeowners/Guests: Bruce MacIntyre discussed accidents on Roberts Rd. and asked the Board to consider writing Audrey Moore about road problems, suggested possible traffic lights. Fred will discuss problem with Audrey Moore and/or write a letter to that effect.

Media General Business: Discussion of right-of-ways, attorney's suggestion that we tie Media General down more tightly to their liability and the progress that they have made in securing approval from the homeowners were all covered by the members. So far, out of 198 residents only 40 have yet to be contacted or sign on the dotted line. Out of the 40 are several absentee owners. There have been only 8 who have expressed disapproval and refused to sign. Suggested newsletter cover the benefits of moving along with Media General is its next issue.

George Mason University and the Stadium: Harry Herchert will be updating HFGA regarding past discussions as well as any current developments regarding the new stadium being built in the forthcoming issue of the newsletter. Fred Cook read a letter from a homeowner coalition comprised of surrounding neighborhoods to George Mason University regarding meeting with them to discuss the stadium and its impact on the surrounding communities. Fred Cook did not sign the letter due to the general opinion at the last meeting that we would continue through the Round Table discussions as long as this were an effective means.

Treasurers Report was read by Mickey Plumley and approved. It was suggested that since the balance in the account has grown considerably that a substantial amount should be moved into the money market fund and leave only operating expenses in the account. It was so moved and approved. The unpaid association dues were discussed and it was decided that the 31 homeowners who have not paid will have until March 26th to pay before a lien is placed against their property. Nancy Goodwin will contact the 31 homeowners to remind them of their obligation.

Discussion of the content of the newsletter: It was suggested that future issues be dated for easy reference. The Entrance Sign Contest rules and prize of \$100 Series EE savings bond will be published in the forthcoming issue.

Fred Cook read a letter from Audrey Moore about changes proposed for the Master Plan Review pertaining to three parcels referenced in that letter that might be of concern to HFGA residents. It was unanimously agreed that the Board opposed commercial zoning to be designated to those locations and appointed Dennis Faust and John Connolly to attend the meeting this Friday, March 1, 1985, with a representative from the Planning Board to express our disapproval.

HICKORY FARMS COMMUNITY ASSOCIATION

Board Meeting January 29, 1985

Members Present: Fred Cooke, Margaret Gurney, Buddy Thompson, Nancy Hepworth.

Meeting came to order with guests present: Christina Wright, 10002 Wheatfield Ct.; Terry Frail, Engineer for Media General; and the president of the Kings Park West Homeowners' Asso.

Christina Wright had a complaint against a tree house built near the back boundary of her property. She stated that the tree house was unsightly and violated the zoning codes and that action was being taken by the county. Fred Cooke said that he would discuss it with Jim Ranazzisi, proprietor of said tree house.

The first newsletter of the year was mailed to everyone including the absentee owners and apparently was well received by the community.

Terry Frail briefed the members of the board on Media General's plans and Fred Cook read a tentative agreement from Media General plus the views of HFCA's attorney concerning same. After discussion with Media General's representative pertaining to easement and property lines the members agreed that conforming with our discussion that Media General would receive the support of the BOD in obtaining the needed right-of-ways. To assist Media General with their task of visiting / notifying all property owners it was suggested that Nancy Goodwin, 323-8721, give a list of all absentee homeowners to Terry Frail.

The president of the Kings Park West Homeowners Asso., expressed his concern regarding the new stadium that George Mason is building. Traffic, noise and vandalism were all discussed but the traffic seemed to be of major concern by all those present. Since the building is well on its way to being completed the KPWA representative expressed the need for a coalition of the communities surrounding George Mason to act. HFCA has been during the past year in communication with George Mason University through their Round Table discussions and will continue. However, consideration will also be given to forming a coalition with the other communities in order to preserve the present environment for HFCA members.

Fred Cooke gave the treasurer's report for Mickey Plumley.

It was suggested that we make the meeting date the last Tuesday of every month for the board members to save confusion.

January 14th, Fred Cooke met with the residents of Lambda House and gave the BOD members a review.

Fred Cooke also read a letter from Audrey Moore expressing her appreciation for the close working relationship with HFCA.

The meeting was then adjourned with the understanding that the BOD would meet at Buddy Thompson's house, 10002 Cotton Farm Lane, the last Tuesday of February (2/26/85).

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) 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 accommodate 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 the traffic in the vicinity of Hickory Farms. Mr. Theologos was to

attend a meeting on the subject the following evening.

The next letter concerned laying cable for cable TV through Hickory Farms. Media General Cable would like an easement to lay cable across the common ground. Mr. Herchert will make a presentation on this matter at the next meeting.

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HICKORY FARMS COMMUNITY ASSOCIATION

August 4, 1983

Dear Homeowner,

Your community Association is off to a great start. So far, over 130 of your neighbors in Hickory Farms have paid their association fee of \$30.00 for the remainder of calendar year 1983. As yet, we have not received your payment. Kindly review your records. If you have not paid, please do so and save the community the expense of further processing. If you have paid, please send a copy of your cancelled check to:
Hickory Farms Community Association
P. O. Box 2239
Fairfax, VA 22031

or call Chet Pauls, Hickory Farms Community Association
Treasurer, at 978-1265.

Thank you,



Chet Pauls
Treasurer

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15 September 1983

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The minutes of the previous meeting on 29 August were read and approved.

A special report was presented on behalf of Ms. Julie Foster by Mrs. Nancy Goodwin. She reported that the Association has received a total of \$5407.63. This amount includes the money remaining in a previous account of the association. The balance in the bank account as of 31 August was \$4295.48. Some of the money received had not been deposited yet, and some payments had been made. For these reasons, the amount in the account is less than the amount of receipts.

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Mr. Pauls had sent a letter to the legal firm Lieding & Becker. He asked them for a legal opinion on several matters, among which were proposed revisions to the existing By-Laws, the proposed contract with Ms. Julie Foster, the letter from Media General regarding the installation of cable television facilities from Media General, recourses against delinquent homeowners short of lawsuit, and the effect of a proposed merger of the Community Association and the Hickory Farms Neighborhood Watch. Mr. Herchert had an appointment to discuss these matters with the firm the following day.

Mr. Goodwin will prepare a proxy form to be mailed to the homeowners with the letter calling the annual meeting.

Mr. Rannazzisi reported that he had presented a letter to the Board of Directors of the Neighborhood Watch offering to merge the two organizations. He reported that their Board had voted 5 to 3 against merging with HFCA. The conclusion of the HFCA Board was that they should do nothing further about this matter at this time. Mr. Rannazzisi, in his capacity as Executive Director of the Neighborhood Watch, will write a letter to the Board of HFCA informing them of the decision. The next opportunity to bring the matter up within the Neighborhood Watch will be at their annual meeting. This will occur in October, shortly after the annual meeting of HFCA. Mr. Herchert will read both the letter from HFCA, offering the merger to the Watch, and their letter declining to those present at the annual meeting of HFCA.

The annual meeting will occur at the cafeteria of Green Acres School on 12 October 1983 between 7:30 and 9:30 PM. Mr. McCarthy has reserved the cafeteria between 7 and 10 PM.

Mr. Herchert will receive from the Attorneys proposed revisions to the By-Laws which, if appropriate, should be combined with those suggested by the Board for submission to the homeowners for their

approval at the annual meeting. A copy of the By-Laws with the suggested changes entered will be provided to the homeowners with the letter notifying them of the annual meeting.

Mr. Herchert discussed a draft of a letter to be sent to notify the homeowners of the annual meeting. All were satisfied that the letter was acceptable, and that the agenda for the meeting which it contained was satisfactory. Mr. Herchert suggested that the Board conduct a "dry run" of the annual meeting on 5 October. All agreed that a "dry run" would be useful. Mr. Theologos will be unable to attend.

Mr. Pauls noted that a budget for the coming year will be needed for the Annual meeting. He said he would welcome any suggestions and good ideas which he could use in preparing a budget.

All of the Board agreed that it would not be wise to fix the amount of next year's dues until at least a tentative budget is available. This will probably occur on 5 October.

A change to the procedures for a Nominating Committee has been proposed in the By-Laws revisions which are being presented to the members. For this reason, it would be inappropriate to select a Chairman at this time.

Mr. Herchert will provide a draft of a letter to the Homeowners calling the annual meeting to Mr. Goodwin, who will be responsible for getting it typed, printed, and mailed.

The Board discussed the subject of liens against the homes whose owners have not paid the assessments. Mr. Herchert would discuss this issue with the Attorney the next day. He would attempt to find out what the cost of such proceedings would be. Taking a vote on against whom to institute proceedings was postponed until later.

The Board voted unanimously to set the annual interest rate to be applied to delinquent assessments at 10%.

A quote had been obtained from Adgate A. Lipscomb, & Son for bonding the check-signing Officers and employees for \$15,000. The Board voted unanimously to obtain a second quote and to bond these Officers and employees.

P

AGENDA

HFCA BOD MEETING

15 SEPTEMBER 1983

1. Reading of 29 August 83 minutes

2. Special Report - Nancy Goodwin

- a. Income statement
- b. List of people who have not payed
- c. Bank Balance

3. Old Business

- a. Lawyer report - Pauls
- b. Buckhanze letter - McCarthy
- c. Julie Foster contract status - Pauls
- d. Permanent Proxy Form - Clivie
- e. Neighborhood Watch update - Rannazzisi
- f. Annual Meeting
 - 1. Date and location - McCarthy
 - 2. Official Bylaws Copy - Goodwin
 - 3. By-laws Revision update - Theologos
 - 4. Finalize agenda - Herchert

Question: Should we have a dry run?

4. New Business

- a. Annual Meeting tasks
 - 1. Budget and income statement - Pauls
 - 2. Fix May dues - BOD
 - 3. Set Nominating Committee Chairman - BOD
 - 4. Finalize Letter - Herchert/Theologos/Pauls
- b. Lien Proceedings
 - 1. Costs involved - Pauls
 - 2. Review list - BOD

Question: Any problems in talking to people?

- 3. Vote
- 4. Set Annual Interest Rate
- c. Bonding - Article VII Section 2(f)

Question: Is bonding deemed appropriate by the BOD for the President, V. President and Treasurer?

1. Lot 7	4313 Farm House Lane	Harriet Pals
2. Lot 28	4355 Farm House Lane	Dennis Miser
3. Lot 35	4369 Farm House Lane	Thomas Gregg
4. Lot 41	4301 Still Meadow	Karen Murray
5. Lot 61	10014 Cotton Farm Lane	
6. Lot 85	4316 Farm House Lane	Morris Page ?
7. Lot 111	10120 Spinning Wheel	Husein Hasan
8. Lot 112	10122 Spinning Wheel	Ernest Shaffer
9. Lot 113	4352 Farm House Lane	Nicholas Corvelli <i>Bill sent back Pls. ck. house</i>
10. Lot 114	4354 Farm House Lane	Fawzi Frey
11. Lot 117	10117 Round Top	
12. Lot 130	4312 Still Meadow	Herb Gradl
13. Lot 138	4314 Farm House Lane	Hansell ? <i>Cent 21?</i>
14. Lot 139	Burke Station Road	Wiggul
15. Lot 140	10005 Cotton Farm Road <i>will send to Prop. Man for C his wife forward</i>	Jane Renninger <i>J+C (call 221 Arl Blvd.)</i>
16. Lot 154	4377 Harvester Farm <i>Called - little help - Not Rented yet?</i>	Call Remax re/ owner
17. Lot 174	10027 Wheatfield	Rachel Phannstiel
18. Lot 177	10033 Wheatfield	Calvin White
19. Lot 190	4283 Country Squire Lane	Robert Engler
20. Lot 192	4289 Country Squire Lane	VA
21. Lot 194	4279 Country Squire Lane	Robert Rodrigues

"Minutes of the Fourth Meeting"

5 October 1983

The fourth meeting of the Board of Directors of the Hickory Farms Community Association (HFCA) convened at the home of Mr. J. Clivie Goodwin, Jr. at 7:30 PM. Messrs. Herchert, McCarthy, Kiechlin, and Goodwin were present.

The first item discussed was the movement to have the children of Hickory Farms attend Fairfax County schools instead of City schools. Ms Heidi Hogan had called Mr. McCarthy on the telephone to discuss the situation. She is a Reading teacher at Green Acres School. She indicated her belief that the City schools are not as bad as is being alleged. Mr. Herchert had received a copy of a letter from Supt. Audrey Moore to Mrs. Crystal Thompson, which indicates that Ms. Moore is interested in the situation. The letter indicates that the appropriate time for action is the school boundary revision discussions which will occur this winter. The Board concluded that its proper course of action is to continue to monitor the situation.

Next, Mrs. Nancy Goodwin presented a list of lots from whose owners no payment had been received. A copy of the list is attached. After some discussion the Board considered the list, item by item, and decided which of them would be referred to an Attorney for the purpose of placing a lien on the lot to ensure payment. In general, only those cases where it could not be established that the owner had received a bill in timely fashion were exempted from this action. Those will be given an ample time to pay after definite contact is made, and then they will be added to the list.

Mr. Herchert has been notified that there will be an Open House at Lambda House between 3:30 PM and 5:30 PM on 6 October. He is planning to attend the Open House.

The agenda for the Annual Meeting on the 12th. of October was discussed. It remained as before. All members of the Board were asked to bring their copies of the old By-Laws of the Association, the new By-Laws, and the Declarations and Covenants with them to the Annual Meeting.

The next item discussed was rules for the common grounds. Mr. Rannazzisi was selected to draft a set of rules. Mr. McCarthy volunteered to help him with this task. It is expected that Mr. Rannazzisi will solicit help from other residents of Hickory Farms.

The subject of the proposed merger with the the Neighborhood Watch was discussed. Mr Herchert will ask for a vote of those attending the Annual Meeting as to whether to continue attempting to merge, or to drop this action.

A letter has been received from A&B Construction Corporation indicating that they will be out of Hickory Farms by the end of 1983, and thanking the homeowners for allowing them to remain beyond 1 July. Mr. Herchert will call Mr. Buckhantz to see if this represents a significant departure from the previously stated estimate that they would be out by 15 November.

The meeting was adjourned without setting the date or place of the next meeting.

1. Lot 7	4313 Farm House Lane	Harriet Pals	Harry talked to her
2. Lot 28	4355 Farm House Lane	Dennis Miser	Nancy - promised to send \$60
3. Lot 35	4369 Farm House Lane	Thomas Gregg	Lamda House Certified letter sent
4. Lot 80	4326 Farm House Lane		House sold - Need to find out owner
5. Lot 85	4316 Farm House Lane	Xeftoris	Certified letter sent 10/5/83
6. Lot 111	10120 Spinning Wheel	Hasan	Jack
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12. Lot 138	4314 Farm House Lane	Hansell	Ed
13. Lot 139	Burke Station Road	Wiygul	Nancy
14. Lot 140	10005 Cotton Farm Rd.	Renninger	Letter delivered to T & C
15. Lot 171	4295 Country Squire Ln.	Miller	Talked to him 10/5/83 Needs bill
16. Lot 181	10030 Wheatfield Ct.	Mella	Talked to him twice on phone
17. Lot 190	4283 Country Squire	Engler	2nd notice sent 9/22/83
18. Lot 192	4289 Country Squire Ln.	VA	Call if not received by 10/7/83
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A special report was presented on behalf of Ms. Julie Foster by Mrs. Nancy Goodwin. She reported that the Association has received a total of \$5407.63. This amount includes the money remaining in a previous account of the association. The balance in the bank account as of 31 August was \$4295.48. Some of the money received had not been deposited yet, and some payments had been made. For these reasons, the amount in the account is less than the amount of receipts.

Mrs. Goodwin presented a list of homeowners who have not responded to the first assessment for dues to the Association in spite of reminders. A copy of the list is attached. The list was discussed and the Board decided to continue to attempt to get these persons to pay while obtaining legal counsel as to the cost of placing liens on the appropriate properties. Each of the delinquent homeowners was assigned to one of the Board members or Mrs. Goodwin to take further follow-up action.

Mr. Pauls had sent a letter to the legal firm Lieding & Becker. He asked them for a legal opinion on several matters, among which were proposed revisions to the existing By-Laws, the proposed contract with Ms. Julie Foster, the letter from Media General regarding the installation of cable television facilities, recourses against delinquent homeowners short of lawsuit, and the effect of a proposed merger of the Community Association and the Hickory Farms Neighborhood Watch. Mr. Herchert had an appointment to discuss these matters with the firm the following day.

Mr. Goodwin will prepare a proxy form to be mailed to the homeowners with the letter calling the annual meeting.

Mr. Rannazzisi reported that he had presented a letter to the Board of Directors of the Neighborhood Watch offering to merge the two organizations. He reported that their Board had voted 5 to 3 against merging with HFCA. The conclusion of the HFCA Board was that they should do nothing further about this matter at this time. Mr. Rannazzisi, in his capacity as Executive Director of the Neighborhood Watch, will write a letter to the Board of HFCA informing them of the decision. The next opportunity to bring the matter up within the Neighborhood Watch will be at their annual meeting. This will occur in October, shortly after the annual meeting of HFCA. Mr. Herchert will read both the letter from HFCA, offering the merger to the Watch, and their letter declining to those present at the annual meeting of HFCA.

The annual meeting will occur at the cafeteria of Green Acres School on 12 October 1983 between 7:30 and 9:30 PM. Mr. McCarthy has reserved the cafeteria between 7 and 10 PM.

Mr. Herchert will receive from the Attorneys proposed revisions to the By-Laws which, if appropriate, should be combined with those suggested by the Board for submission to the homeowners for their

approval at the annual meeting. A copy of the By-Laws with the suggested changes entered will be provided to the homeowners with the letter notifying them of the annual meeting.

Mr. Herchert discussed a draft of a letter to be sent to notify the homeowners of the annual meeting. All were satisfied that the letter was acceptable, and that the agenda for the meeting which it contained was satisfactory. Mr. Herchert suggested that the Board conduct a "dry run" of the annual meeting on 5 October. All agreed that a "dry run" would be useful. Mr. Theologos will be unable to attend.

Mr Pauls noted that a budget for the coming year will be needed for the Annual meeting. He said he would welcome any suggestions and good ideas which he could use in preparing a budget.

All of the Board agreed that it would not be wise to fix the amount of next year's dues until at least a tentative budget is available. This will probably occur on 5 October.

A change to the procedures for a Nominating Committee has been proposed in the By-Laws revisions which are being presented to the members. For this reason, it would be inappropriate to select a Chairman at this time.

Mr. Herchert will provide a draft of a letter to the Homeowners calling the annual meeting to Mr. Goodwin, who will be responsible for getting it typed, printed, and mailed.

The Board discussed the subject of liens against the homes whose owners have not paid the assessments. Mr. Herchert would discuss this issue with the Attorney the next day. He would attempt to find out what the cost of such proceedings would be. Taking a vote on against whom to institute proceedings was postponed until later.

The Board voted unanimously to set the annual interest rate to be applied to delinquent assessments at 10%.

A quote had been obtained from Adgate A. Lipscomb, & Son for bonding the check-signing Officers and employees for \$15,000. The Board voted unanimously to obtain a second quote and to bond these Officers and employees.

"Minutes of the Fourth Meeting"

5 October 1983

The fourth meeting of the Board of Directors of the Hickory Farms Community Association (HFCA) convened at the home of Mr. J. Clivie Goodwin, Jr. at 7:30 PM. Messrs. Herchert, McCarthy, Kiechlin, and Goodwin were present.

The first item discussed was the movement to have the children of Hickory Farms attend Fairfax County schools instead of City schools. Ms Heidi Hogan had called Mr. McCarthy on the telephone to discuss the situation. She is a Reading teacher at Green Acres School. She indicated her belief that the City schools are not as bad as is being alleged. Mr. Herchert had received a copy of a letter from Supt. Audrey Moore to Mrs. Crystal Thompson, which indicates that Ms. Moore is interested in the situation. The letter indicates that the appropriate time for action is the school boundary revision discussions which will occur this winter. The Board concluded that its proper course of action is to continue to monitor the situation.

Next, Mrs. Nancy Goodwin presented a list of lots from whose owners no payment had been received. A copy of the list is attached. After some discussion the Board considered the list, item by item, and decided which of them would be referred to an Attorney for the purpose of placing a lien on the lot to ensure payment. In general, only those cases where it could not be established that the owner had received a bill in timely fashion were exempted from this action. Those will be given an ample time to pay after definite contact is made, and then they will be added to the list.

Mr. Herchert has been notified that there will be an Open House at Lambda House between 3:30 PM and 5:30 PM on 6 October. He is planning to attend the Open House.

The agenda for the Annual Meeting on the 12th. of October was discussed. It remained as before. All members of the Board were asked to bring their copies of the old By-Laws of the Association, the new By-Laws, and the Declarations and Covenants with them to the Annual Meeting.

The next item discussed was rules for the common grounds. Mr. Rannazzisi was selected to draft a set of rules. Mr. McCarthy volunteered to help him with this task. It is expected that Mr. Rannazzisi will solicit help from other residents of Hickory Farms.

The subject of the proposed merger with the the Neighborhood Watch was discussed. Mr Herchert will ask for a vote of those attending the Annual Meeting as to whether to continue attempting to merge, or to drop this action.

A letter has been received from A&B Construction Corporation indicating that they will be out of Hickory Farms by the end of 1983, and thanking the homeowners for allowing them to remain beyond 1 July. Mr. Herchert will call Mr. Buckhantz to see if this represents a significant departure from the previously stated estimate that they would be out by 15 November.

The meeting was adjourned without setting the date or place of the next meeting.

Minutes of the Fifth Meeting

21 November 1983

The fifth meeting of the Board of Directors of the Hickory Farms Community Association convened at the home of Mr. John McCarthy at 7:30 PM. Messrs. Herchert, Pauls, Kiechlin, McCarthy, Rannazzisi, and Theologos were present.

The first item discussed was the status of the transfer of liability insurance from A&B Construction Co. to the Board. It was determined that the insurance had been transferred over to the Board as of 11 November 1983.

Next was the discussion of the meetings of the Annandale District Council. It appears that many of the Community Associations in this area have the same interest in the unsightly structures being used by Media General for the cable TV, and the improvement of Braddock Rd.

With regard to the Neighborhood Watch situation, Mr. Rannazzisi reported that they have not had their annual meeting which was scheduled for October. He considers that he is no longer the Executive Director of that organization.

Two letters are about to be sent out by the Architectural Control Committee reminding specific homeowners who are apparently in violation of the requirements to obtain permission prior to beginning construction or alterations.

Mr. Theologos will check into the situation regarding grass cutting and seeding.

Mr. Rannazzisi will check into the cost of constructing a tennis court for the community.

Mr. McCarthy will begin an investigation of the feasibility and cost of constructing a playground.

If possible, a post-card will be sent out with the December letter to the homeowners asking them what projects they would like the Community Association to undertake.

Mr. McCarthy will talk with Mr. Goodwin regarding the publication of a Hickory Farms telephone book.

Mr. Theologos discussed the meeting he attended regarding traffic in the area of George Mason University. Messrs. Rannazzisi and Theologos will collaborate on a letter to be sent to County Supt. Audrey Moore regarding traffic in the vicinity of GMU.

Minutes of the Sixth Meeting

13 December 1983

The sixth meeting of the Board of Directors of the Hickory Farms Community Association convened at the home of Mr. Harry E. Herchert at 7:30 PM on 13 December 1983. Messrs. Herchert, Theologos, Kiechlin, McCarthy, and Goodwin were present.

The purpose of the meeting was to consider the proposed budget submitted by Mr. Pauls for further submission to the members later this month. After discussion, the budget attached to these minutes was adopted unanimously.

One other item was discussed. That was the status of the departure of A&B Construction Co. That status was that they have moved out of all the old buildings in Hickory Farms and have applied to Fairfax County for permission to tear down these buildings. When permission is received, the buildings will be torn down.

Minutes of the Seventh Meeting

11 January 1984;

The seventh meeting of the Board of Directors of The Hickory Farms Community Association convened at the home of Mr. Ed Kiechlin at 7:30 PM. Messrs. Herchert, Pauls, Kiechlin, and Goodwin were present.

The first item discussed was the procedure to be followed in sending out the next billing for assessments to the homeowners. The next assessment has been set as \$50 for the year, but a decision needs to be made as to whether to bill once for \$50, or twice during the year for \$25 each time. A suggestion was made to vary the second method by sending out a bill which indicates that the total amount for the year will be \$50, and that the Board would appreciate getting all of it now, but if the homeowner preferred it can be paid in two installments of \$25. A reminder would be sent when the second payment becomes due. A vote was taken as to whether to bill once or twice in the coming year, and the outcome was a 2 to 2 tie between the two methods. Mr. Herchert said that he would defer action until he could obtain the votes of the other Directors.

Another item related to the billing was the belief that it would be better to send out the next bill alone and not include with it a letter to the homeowners. It was believed that this would be less confusing to those receiving the bills and result in a higher rate of return from the billing, with less trouble in reminding the homeowners. All agreed that the bill would be sent separately.

A letter containing information will be sent to the homeowners at about the same time as that bill. It will contain a notice asking any interested parties to bid for the job of performing the billing and bookkeeping services of the Association which are currently contracted to Ms. Julie Foster. The performance of the work has been satisfactory but the Board wants to be sure that all interested homeowners are aware that the job is available for competition. Mr Pauls will draw up a form announcing the job and consult with our Attorney to be sure that the form of the announcement is correct. Mr Goodwin will draw up a similar form soliciting interest in performing occasional minor typing tasks for the Association. This will also be a competitive solicitation with the price for the service to be quoted on a per page basis.

Mr Pauls asked if the next billing could be delayed until the audit, which is currently in progress is completed. All agreed that the billing could be delayed by the 2 to 3 weeks which will be required to finish the audit. One item which needs to be done before the audit can be completed is for the Association to obtain an Employer's tax Number. Mr. Pauls and Mr. Goodwin completed the form to apply for one at the meeting, and it will be mailed by Mr. Pauls immediately.

Mr. Pauls mentioned that this same tax number will be required when the first tax return is submitted. This return is due to be submitted by 15 March.

Another necessary item is a form to be sent to Attorneys and others who inquire as to the status of the assessments for Community Association dues when a house is about to be sold.

Mr. Goodwin will prepare a statement to be included with the informative letter to be sent out which will notify the community that the Board is going to obtain competitive bids for the grass-cutting services for this year. It will invite the recipients to suggest any firm which might bid, and to submit any comments and suggestions

regarding the grass-cutting.

Mr. Kiechlin presented three applications for review by the Architectural Control Committee. The first was an application from Mr. John Matya regarding constructing a garage adjacent to his house. Mr. Kiechlin said that the application had been reviewed, and recommended approval. It was approved unanimously. The other two applications (from Mr. Rick Pernicano concerning a sun room on his back deck, and Mr. C. Pauls regarding a fence) had not been considered thoroughly by the Committee and were not ready for approval by the board.

Mr Goodwin will obtain a copy of the By-Laws with all the appropriate changes entered to become the master copy after signature by the members of the Board of Directors.

The old farmhouses and garage which A&B construction had been using have been torn down. There was a delay in issuing a demolition permit. VEPCO was required to certify that the electricity had been disconnected before the permit could be issued. This occasioned a major part of the delay.

Mr. Herchert brought up the situation regarding the Media General cable TV installation. The Resident Engineer of the Va. Dept. of Highways and Transportation has ruled that the green receptacles which have been installed between the sidewalks and the streets are a hazard to traffic and cannot be allowed to stay there. Unfortunately the Fairfax County Board of Supervisors has voted 5 to 3 to petition the Legislature to condemn a strip of ground just inside the sidewalk for the purpose of installing the same unsightly structures, still in people's front yards. Mr. Herchert discussed the advisability of generating a sample letter protesting this action to be sent to public officials. He is considering drawing up such a letter himself and providing it to members of the community for their further action.

Mr. Herchert had recently attended a meeting of the Annandale District Council as a representative of Hickory Farms. At that meeting, the bulk of the discussion concerned speeding up the pace of the planned improvements to Braddock Road. At this meeting, Mr. Herchert paid the \$15 annual dues on behalf of Hickory Farms Community Association (HFCA), and HFCA is now a full member of the Council.

The issue of homeowners who are delinquent in their dues was brought up, in particular, Article VII Section 1.(b) of the BY-LAWS, which provides that the Board of Directors shall have the power to, "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." After discussion, the Board voted unanimously to suspend the voting rights of Mr. Herb Gradl and Mr. Richard Fisch for non-payment of the first assessment. The Secretary was directed to prepare a notice to be sent to these persons to inform them that their voting rights have been suspended.

The meeting was adjourned sine die.

Notice of Suspension

20 January 1984

Dear

The Board of Directors of the Hickory Farms Community Association regret to inform you that pursuant to ARTICLE VII Section 1.(b) of the BY-LAWS of the Association, your voting rights in the Association have been suspended because of non-payment of an assessment.

We hope that this matter can be resolved satisfactorily in the near future by your payment of the amount due to the Association.

If you have a question about this matter, please call on any member of the Board of Directors of the Association. The Treasurer can provide you with the details of the amount of money owed to the Association.

Yours truly,

Secretary,
Board of Directors

Minutes of the Eighth Meeting

14 March 1984

The eighth meeting of the Board of Directors was convened at the home of Mr. Pauls at 7:40 P.M. Present were Messrs. Herchert, Kiechlin, Pauls, and McCarthy.

The first item discussed was the Media General cable TV situation. A question had been raised as to whether we should meet with a Media General representative again. The consensus was that a meeting should be set up provided that it is not solely a sales pitch. Mr. Herchert was to get something set up in a few weeks.

Next, letters from homeowners were discussed. Mr. Hansell had some suggestions regarding changes he would like to see made in the common areas. Mr. Fleming wrote complaining about the Fisch residence, 4355 Farm House Ln., the cost of bookkeeping services, and the trees which were cut down by A&B Construction Co. All of these matters were discussed thoroughly. Mr. Herchert will call Mr. Fleming to discuss his letter. Mr. Goodwin will answer Mr. Hansell's letter.

In regard to the cost of our bookkeeper, Mr. Pauls has received two estimates for billing for Community Association dues. The estimates were \$70.00 and \$30.00 per lot per year.

Mr. Herchert will look into cheaper mailing rates for the material sent from the Association.

A meeting of the George Mason task force is scheduled for 22 March. Supervisor Audrey Moore is keeping Mr. Herchert informed as things warrant. We will receive a traffic impact statement.

In connection with the Architectural Control Committee, a discussion of the status of the Miser home occurred. Mr. Herchert will call Mr. Miser about the unsightly appearance of his home. Mr. Pauls will call our Attorney and discuss the terms "neat and attractive" in relation to the O'Shea, Miser, and Fisch homes.

Mr. McCarthy reported for the Social Committee, and reported that a community social event will be planned.

Mr. Pauls inaugurated a discussion on cutting the grass in the common areas. The nature of the required seeding and other work was discussed. Messrs. Pauls and Theologos will solicit bids for cutting the grass during the period 1 May through 31 October and separate bids for seeding as required. They will allow three weeks for responses. It was agreed that we should obtain three bids for the services. Mr. Herchert will help by locating other possible bidders.

Mr. Pauls will check to see if Mr. Becker (of Lieding & Becker) can be our certified agent or registered agent. Mr. Pauls will also check to see if we should pay Mr. Mattson (from the former law firm) \$85.00.

The current balance in the checking account is \$6023.18 and there is one outstanding bill for \$85.00.

The meeting adjourned at 10 P.M.

Minutes of the Ninth Meeting

4 April 1984

The meeting convened at 7:30 P.M. at the home of Mr. Theologos. All members were present except Messrs. Rannazzisi and McCarthy.

Mr. Theologos sent out four letters inviting firms to bid on a contract for cutting the grass in the common areas. Two firms had responded in writing. A group of people representing one of the bidding firms attended the meeting. They represented a group of companies headed by A&P Lawn Service. The other firms represented were Northern Virginia Lawn Service, and Lawn Doctor. They were prospective sub-contractors to A&P Lawn Service. They presented two copies of their proposal to the Board. They explained what they thought would be the best approach to getting the grass in the common areas in good shape again. They also explained that the area of the farm houses which were torn down had once been a formal garden area. Many of the trees and shrubs which remain are quite valuable. Considerable work needs to be done, but this could become a very attractive area for community activities. The first order of priority is to clean out the area. Care must be taken when cleaning out the area to avoid damaging the roots of the trees. Mr. Herchert reminded the group that A&B Construction is still obliged to clean out this area. The arborists who had attended the meeting from Northern Virginia Lawn Service offered to meet members of the Board the following Saturday morning. They would point out areas which were sensitive to damage and areas which should not have heavy equipment in them to avoid damage to the roots. In the opinion of the arborists, this area is unique in the county. They believe that the garden is about 80 years old and that the trees in it are quite valuable. They offered to give us guidance as to how to proceed with this area even if they did not get the grass cutting and maintenance contract. Their advice would be on a fee basis, not gratis.

The two bids referred to earlier were in addition to the one presented at the meeting by the group headed by A&P.

Mr. Theologos will review the bids received for the maintenance of the common areas. He will digest them and brief the rest of the Board members.

We have received a number of response cards which were sent out with the dues billing. Mr. Herchert will check through them to see if there is a consensus as to what we ought to do with regard to community improvements.

There was graffiti on the fence along Roberts Rd. near the entrance. Mr. Herchert had called the Chisum's, who live there. They believe that they do not own that fence. They would be happy if we removed the graffiti from the fence and re-stained it. Something should be done about the fence and the Hickory Farms sign adjacent to it, which has fallen down. The Board decided to meet the arborists for an instructive tour of the old garden area on the following Saturday morning, then go do something about the fence and the sign.

Mr. Theologos informed the members of the Board that he is leaving the area on the 1st. of August. We will need to appoint someone to fill his unexpired term on the Board. Perhaps we can send out a news letter in June. It would inform the members of Mr. Theologos' imminent departure and ask for volunteers to serve out his term. It was decided that Mr. Herchert would draft such a letter.

Mr. Kiechlin had called Mr. Becker of Lieding & Becker to obtain a definition of "neat and attractive" with regard to the restrictive covenants. Mr. Becker said that this is very difficult to define. He recommended that we send written notices to Messrs. Fisch, Miser, and O'Shea to put them on notice that their residences did not appear to be neat and attractive. Mr. Herchert directed that this be done. Mr. Kiechlin also asked Mr. Becker about another matter. He had received a call about Mr. Paul Mella keeping a commercial vehicle in front of his house (a snow-plow). Mr. Becker said we should call the County to see if there is an Ordinance against this.

Mr. Rannazzisi is working on a set of rules governing conduct in the common areas. We need to get this done soon.

There is nothing new to report with regard to Media General Cable TV.

The meeting was adjourned until 30 April.

Minutes of the Tenth Meeting

30 April 1984

The meeting convened at the home of Mr. Theologos. All members were present.

The first item of business discussed was the bids received for maintenance of the grass in the common areas. Four bids had been received. Mr. Theologos had checked the references of the bidders. In order to get a firm impression of the level of effort which would be required of the successful bidder, the members went out and toured the common areas.

When the members returned, they discussed the bids. On a per grass-cutting basis, the bids were: R&R-\$140, Sterling-\$307, Grant-\$486, and A&P-\$495.

After discussion it was moved, seconded, and carried by unanimous vote that the bid from R&R Cleaning and Lawn Maintenance Service be accepted. His was the lowest per-mowing bid. In touring the area, the Board discovered some small areas in addition to those shown on the Invitation For Bids which need to be mowed. Mr. Theologos will check the per-mowing price from R&R after addition of these areas to make sure that it does not increase significantly. He will also try to add a clause to the contract with R&R which will allow us to terminate the contract for mal-performance. We will not have any re-seeding done until the fall. All of the respondents had indicated that it is too late in the spring to put out grass seed and have it grow well.

Since Mr. Theologos is leaving, Mr. Rannazzisi will be in charge of monitoring contract compliance and other matters regarding the grass in the common areas. Messers. Herchert and Theologos will meet with him at 9 O'Clock in the morning on 6 May.

Several meetings of interest to Hickory Farms are scheduled for the near future.

On the 10th. of May, the Transportation Working Group of George Mason University will meet at the University.

On the 15th. of May, Mrs. Audrey Moore, our Supervisor on the County Board of Supervisors will hold a meeting on the subject of the proposed re-planning/re-zoning of the area across Roberts Rd. from part of Hickory Farms. The meeting will be at Oak View Elementary School.

At 7 P.M. on the 17th. of May, members of the staff of Media General Cable TV will meet with members of the Board of Directors of Hickory Farms Community Association. The purpose of the meeting is show the members of the Board the facilities at their Merrifield location and to take the first step toward working out a modus vivendi.

Mr. Pauls read a letter from Mr. Richard Fisch in regard to collection of his dues to the Association. Mr. Pauls also read a proposed response to Mr. Fisch's letter. The proposed response was approved unanimously.

The meeting was adjourned until 30 May.

Minutes of the Eleventh Meeting

30 May 1984

The eleventh meeting of the HFCA Board of Directors convened at the home of Mr. Herchert at 7:30 P.M. on 30 May 1984. Present were Messrs. Herchert, McCarthy, Theologos, Pauls, and Goodwin.

The first item discussed was the payment of dues for this year. The deadline for payment is 6 June. Letters have been sent out to all who have not paid yet.

We have received a letter from Ms. J. A. Novack complaining about residents' putting grass clippings in plastic bags and putting the bags out by the curb long before the trash is collected. All agreed that she has a point. The Board agreed that Mr. Goodwin should answer her letter, and that this situation should be discussed in the letter to the residents going out soon. We will ask them to keep the bags of clippings out of sight until just before the trash is collected.

Ms. Nancy Hepworth was expected to mention some items of concern to the Board. She did not arrive prior to the adjournment of the meeting.

Mr. Kiechlin passed out a written chronology of events concerning the Dennis Miser residence. A copy is attached. Some improvement in the appearance of the Miser home has been noted. They have gotten a lawn service, sold their boat (which had been parked in front of their house), and gone to work on the deck behind their house. Coincidentally, Mrs. Miser had called Mr. Herchert to complain about an unsightly car parked across the street from her home.

Mr. Herchert believes that several other homeowners should receive a letter telling them to spruce up their property.

Mr. McCarthy ventured the opinion that the grass in the common area behind his house is not being cut properly. Mr. Theologos said that he realizes that the grass cutting will require some "fine tuning" before it is done properly. He said that the grass cutting contractor realizes that too. After some discussion, it was agreed that the first grass cutting this season must have occurred about 9 May, and the second about 23 May. Because of the imminent departure of Mr. Theologos, the responsibility for this is being passed to Mr. Rannazzisi. When the letter to the residents is sent out, we will ask for people who want adjustments made to the way the grass in the common areas is cut to let us know.

Messrs. Pauls and Goodwin reported on a visit they had made to Media General Cable TV. Items of concern were discussed. The result was that they agreed to provide better maps of the sub-division to Media General. In return, Media General people will try to lay out the cables to go through common areas where possible, and through back yards where this is not possible. When this is done, they will contact the Board and show it the plan. The Board will present it to the members and attempt to gain their approval where needed to go through private property. The Media General people will then attempt to persuade their management to abandon the cable which has been installed and remove the pedestals which are now in front of homes.

There was a meeting on the subject of the re-planning of Aspen Grove (across Roberts Rd. from Hickory Farms) on 15 May at Oak View Elementary School. Mr. Herchert attended, as did several other residents of Hickory Farms. The ideas of Messrs. Gatlin and Faust were presented to the attendees, who included Supervisor Audrey Moore. They

suggested that the area could be more attractive and meet many of their goals if town houses were built instead of detached dwellings. This idea was well received. Ms. Moore liked the concept. The developer was receptive, and will re-draw his plans to show town homes.

On 14 May, Mr. Herchert went to a meeting of the Fairfax County Board of Supervisors and read them a statement supporting the expansion of Braddock Road.

The George Mason Traffic Task Force issued an update on 10 May. We need to write them a letter telling them what we want the task force to consider; for instance, closing the Roberts Rd. exit from the campus after events in the new arena. There was to be a meeting the next day called a Community Round Table. One of the things the University wants to discuss is housing for students. They have tentatively proposed an arrangement under which the University would sign an agreement on behalf of a student to rent a room in a private home. The lease would be between the homeowner and the University. The student would have to live up to the University rules as well as the homeowner's rules.

Mr. Herchert discussed the results of the survey of the members regarding improvements to Hickory Farms. The following are the top-rated alternatives from those who responded to the survey (along with their average score):

Street Lights	6.03
Tennis Court	5.67
Playground	5.39
Entrance Signs	5.17
Trees	5.15

The number of 10's (top score) which each received is as follows:

Street Lights	20
Tennis Court	14
Playground	9
Entrance Signs	9
Trees	5

There will be a meeting of the Board of Directors to discuss what to do about capital improvements. The intent is to discuss no other business at this meeting.

The meeting was adjourned until 7:30 P.M. on 21 June. The next meeting will be at Mr. Goodwin's house.

Minutes of the Twelfth Meeting

21 June 1984

The meeting convened at 7:30 P.M. at the home of Mr. Goodwin. All members were present except Mr. McCarthy.

The first order of business was a discussion of delinquent dues. No one was sure of Mr. Gregg's address. Mr. Goodwin will get his correct address so we can be sure that he has received a bill. Mrs. Shaffer is a hardship case. Her husband died suddenly and her son left this vicinity suddenly. Her house is for sale. Mr. Pauls will arrange for payment of the dues with the agent selling the house. Mr. Mattingly is temporarily insolvent. He apparently suffered a large business setback from a bad check (of very large size). He will pay soon. Mr. Barrett has paid. Mr. Fleming says he will not pay. We will send registered letters to Messrs. Gradl, Gregg, and Fleming notifying them that they have ten days to pay their dues. It will further say that if they do not, a lien will be placed on their houses. A motion to do this was made, seconded, and carried unanimously.

Mr. Pauls reported on the status of the money in our account. When all current outstanding checks are subtracted from the balance in the bank book, the balance is \$9531.98. The Treasurer also has four checks which have not been deposited which total \$140.00. The Board members discussed the advisability of placing a large fraction of the money in the account in an interest bearing bank account. Mr. Pauls will investigate accounts and place a large fraction of the money in this account, providing it can be moved back into our checking account with only minimal expense.

Mr. Theologos closes the sale of his house on 20 July, so something should be done soon to replace him on the Board.

The time for the annual meeting should be set soon. If it is set for approximately the 25th. of October, the Nominating Committee will need to start functioning about the middle to latter part of July. We should arrange for a place to hold the meeting after school starts again. Mr. Rannazzisi volunteered to head the Nominating Committee. This committee will be mentioned in the newsletter to the residents which is about to come out. Mr. Herchert read the portion of the letter which he had completed to the members. Before it is complete, he needs a paragraph from Mr. Goodwin about progress with Media General Cable TV, one from Mr. theologos on the contract for grass cutting, and one from Mr. Rannazzisi on rules and regulations for the common ground. Mr. Rannazzisi had prepared a set of rules and regulations which he gave to Mr. Herchert.

Mrs. Nancy Hepworth visited the Board meeting to share some concerns of hers with them.

Her major concern was the prices of homes in the sub-division. Some homeowners had been listing their houses for the prices at which other homes in the sub-division had sold. Then they would accept offers for lower prices. Then others would list their houses for the lower prices. Some of the lower prices were also caused by re-location sales. These tend to sell for lower prices.

Another major concern of hers is with tenants and their care of the landscaping; and how that detracts from the value of the neighboring homes.

Mrs. Hepworth mentioned the desirability of having nicer signs at the entrances to Hickory Farms. She also mentioned the possibility of

starting a garden club. She mentioned the possibility of starting a directory of Hickory Farms, and volunteered to help with one. She mentioned that she will not bring clients into Hickory Farms from Roberts Rd. because of the mess behind the Miser residence. She said we should watch the grass growing from the cracks in the sidewalks as it is unsightly. She volunteered her assistance in producing a newsletter. All the members of the board thanked Mrs. Hepworth for taking the time to come and share her observations with us.

Mr. Rannazzisi spoke about the new grass cutting contractor and mentioned that we should have asked him to cut the shoulder of Burke Station Rd. The County should cut this grass, but they have been very slow about doing it. We want our contractor to cut the grass along the shoulders of both Burke Station Rd. and Roberts Rd. We also want him to get rid of the grass growing from the cracks in the sidewalks around which he cuts. Mr. Rannazzisi will call him about these items. In the newsletter which is about to come out, Mr. Herchert will ask that anyone who has suggestions or requests relating to the grass cutting in the common areas should call Mr. Rannazzisi.

Mr. Herchert believes that Mr. Buckhantz has had people working in the areas where the old farm houses were torn down, cleaning them up. He will check the area on the next weekend, and call Mr. Buckhantz the following Monday.

The previous Monday was the third grass cutting by the new contractor.

The developer involved with Aspen Grove did not re-plan for town houses as he had said he would, so Superintendent Audrey Moore has recommended that it not be re-zoned. So far, it hasn't been.

There was a discussion of the Neighborhood Watch situation. It seems to be running on by inertia. It seems leaderless. No annual meeting has been held. One should have been held in October. Mr. Herchert believes that we should make overtures to them for combining the two organizations again.

Mr. Kiechlin called the County Authorities about Mr. Miser's house again approximately one week ago. They have asked an Inspector to go out and look at it again. They don't know if the Inspector has inspected again or not. The Board of Directors should take action on Mr. Miser's request for approval of his construction.

Mr. Kiechlin does not want to be the Chairman of the Architectural Control Committee any more. He will submit his resignation to Mr. Herchert soon.

The meeting was adjourned until 19 July. The next meeting will be at Mr. Rannazzisi's home.

Minutes of the Thirteenth Meeting

19 July 1984

The meeting was held at the home of Mr. Rannazzisi. Present were Messrs. Rannazzisi, Theologos, McCarthy, Herchert, and Goodwin.

Mr. Herchert mentioned that Mr. Buckhantz' people seem to be working in the area where the farm houses used to be. Heavy machinery was working in the area that day.

All those present thanked Mr. Theologos for his faithful service as member of the Board.

New address lists of Hickory Farms were handed out to all the members of the Board.

Mr. Herchert announced that he would like to send out a "Good News" letter to the homeowners. We have had some feedback from the homeowners on the last letter. Mr. Rannazzisi has had one volunteer for the nominating committee. Mr. McCarthy suggested that Mr. Dan Lawlor would be a good person on whom to call for assistance in the future. Mr. Herchert said that Mr. Dennis Faust can help after December.

The Board should try to get someone to replace Mr. Theologos. The By-Laws say that the Board shall fill a vacancy. Mr. Herchert wants to talk about the vacancies in the next letter to the homeowners. The question arose as to whether Mr. Kiechlin has resigned from the Board as well as Chairman of the Architectural Control Committee. He has sent a letter resigning as head of the committee. He gave all the material he had accumulated to Mr. Herchert. Apparently Mr. Miser did not submit a request for approval of his structure.

Mr. Goodwin mentioned that the street in front of 4353 Farm House Ln. had collapsed into the storm drain, resulting in a hole about 6 feet across in the street. Mrs. Goodwin had called Fairfax County and they came out and fixed it in about one day.

Mr. Faust has had problems with the water pipe coming in to his house from the street. He has been trying to recover his costs from the sub-contractor who installed the pipes.

A quote for making the old farm house area look neater has been received from Northern Virginia Arborists. The amount quoted was \$1550. Mr. Herchert has had the arborists do some work in the old farm house area. One large old tree is dead and needs to be removed. The estimate to remove this tree is \$400 (in addition to the \$1550.) Mr. Herchert will get another quote for this work.

Mr. Rannazzisi will meet with the grass cutting contractor, probably on the next Sunday. He will call him on Saturday to set up an appointment. The purpose of the meeting is to discuss changes to the way the grass is cut.

Supervisor Audrey Moore will have another meeting to discuss the possible re-planning of Aspen Grove soon.

Mr. Rannazzisi suggested that the Board should consider having our Attorney do some of the work which we had thought the Architectural Control Committee would do. It would cost us more, but delinquent homeowners might respond better to a letter from a legal firm. Mr. Pauls said he would contact our Attorneys about this matter.

Since Mr. Kiechlin resigned, Mr. Herchert has been acting as Chairman of the Architectural Control Committee. He recommended approval of the changing of the carport of his next door neighbor to a garage. The Board concurred.

The Board discussed the desirability of having a welcoming committee for Hickory Farms, sponsored by the Community Association. All concurred that it would be a good idea. The Board could provide some sort of a handout explaining the Community Association.

Mr. Dennis Mataya was suggested as a possible Chairman of the Architectural Control Committee. Mr. Herchert suggested that the Vice President have the Chairmanship of that committee as a collateral duty.

Messrs. McCarthy and Rannazzisi will canvass community residents for candidates for the new Board of Directors.

The Neighborhood Watch was discussed. Mr. Richard Bronowitz was to have come to the Board meeting, but was unable to make it. The Neighborhood Watch is in dire need of an Executive Director, a Security Awareness Director, Team Captains, and members. Mr. Rannazzisi will have some information for the next newsletter to the homeowners on this subject.

The motion was made, seconded, and carried unanimously to donate \$50.00 to the Fairfax County Volunteer Fire Department.

At the next meeting, another Vice President should be selected so that there will be a third check-signing party.

The next newsletter will also talk about the financial standing of the Association.

Mr. Rannazzisi will write a letter to the members of the Neighborhood Watch Board asking them to meet with us.

Mr. McCarthy will check with a contractor to get some information regarding signs for the entrances to Hickory Farms.

The meeting was adjourned until 10 September.

Minutes of the Fourteenth Meeting

10 September 1984

The meeting convened at 7:30 P.M. at the home of Mr. Pauls. Present were Messrs. Herchert, Rannazzisi, Pauls, and Goodwin.

The first item discussed was the bill from R&R for common area maintenance during the month of July. All agreed that R&R has been doing a satisfactory job.

Mr. Herchert has called the County authorities about cleaning the streets of the sub-division, so far without success. He has had success in getting them to fix street signs.

The bid from the arborists for the first increment of work on the part of the common grounds where the old farmhouses were was discussed. It was decided unanimously to proceed with having them do this work.

Supervisor Audrey Moore had sent Mr. Herchert a copy of the new special easement exception which will apply to Media General for installation of underground cable TV. The Virginia Department of Highways and Transportation (VDH&T) may issue a temporary 3 year easement in the VDH&T right of way. This can be done if a homeowner won't allow the installation of a cable across his property. Each easement has to be approved on an individual basis by the Resident Engineer of VDH&T. If the cable operator can't come to terms with the homeowner within 3 years, then the easement expires and the pedestal or other structure must be removed or placed underground. Mr. Herchert is considering sending out a copy of the new easement policy with the next letter to the homeowners.

Mr. Herchert had just received a copy of the report from the George Mason University Transportation Task Force. He was to read it on a trip he was to take, then make it available to the other Board members.

Mr. McCarthy joined the meeting and made a report on the progress of the Nominating Committee. So far they have the names of five persons interested in running for the Board. They are:

Gladys Sharp
Don Klingemann
Mickey Plumley
Fred Cooke
Buddy Thompson

Mr. Herchert attempted to reserve Green Acres School cafeteria for the annual meeting but it is reserved for all Tuesdays and Thursdays this fall. He will check on its availability on the evening of 25 October. Mr. Goodwin will check on the availability of either Woodson High School or Robert Frost Intermediate School on a more suitable night.

The next newsletter will ask for any other interested persons to volunteer to run for election to the Board. It will ask them to submit their names and a short biographical sketch.

The last newsletter asked for volunteers to staff an Improvements Committee. Only one person, Mr. Ron Sottile, volunteered to help. The Committee can't function with only one member, so the next newsletter will say that. The Board will ask for guidance as to how to proceed at the next annual meeting. If there is no interest, there will be no improvements.

The Neighborhood Watch and related matters were discussed. There

is too much material being kept in carports by residents. These present attractive targets for pilfering. Mr. Herchert will mention this in a newsletter. Mr. Rannazzisi believes that the Neighborhood Watch is defunct. Mr. Richard Bronowitz, who used to schedule the patrols and maintain custody of the equipment had told him that.

WE had intended to transfer some of the architectural control to our Attorney. This has not been done yet. Mr. Kiechlin has turned over all records from the Architectural Control Committee to Mr. Herchert. So far Mr. Kiechlin has not sent a letter resigning from the Board of Directors. One request has been approved since Mr. Kiechlin's departure.

The next billing for dues will be done in advance. Dues for 1985 will be due on 1 January 1985.

Mr. Herchert has spoken to Mr. O'Brien of A & B Construction Co. He will re-seed some of the areas where the old farm houses were and remove the fence from around the old swimming pool. We will probably have to call and remind him.

The meeting was adjourned until some time in early October.

Minutes of the fifteenth Meeting

3 October 1984

The meeting was held at the home of Mr. Herchert. Present were Messrs. Pauls, Rannazzisi, and Herchert.

The business of the meeting was to discuss the preparations for the annual meeting to be held soon.

Mr. Rannazzisi is preparing a list of the nominees which he and Mr. McCarthy have recruited. He will provide the list to Mr. Goodwin, who will include it with the letter to the homeowners which will go out soon.

Mr. Pauls will prepare a presentation on the financial status of the Association for presentation to the members at the annual meeting.

Mr. Goodwin will prepare a proxy form for voting for members of the new Board of Directors at the meeting. The form will be included with the letter which he will get mailed out next week. He will prepare a presentation on the status of the Media General cable TV situation for presentation at the annual meeting. He has arranged to use the cafeteria of Robert Frost Intermediate School for the meeting. It will be on 24 October at 8:00 P.M. Before the meeting, Mr. Goodwin will review the minutes of all the meetings of the Board to see if any significant actions remain outstanding.

Mr. McCarthy will arrange for the refreshments for the meeting. He will make signs to be put up near the entrances to Hickory Farms to remind people of the meeting. He will arrange for a place to meet on the 8th. of November in case a quorum is not present and a recessed meeting must be held.

Mr. Herchert will draft and provide to Mr. Goodwin the letter to the homeowners calling the meeting and sending out the proxy forms. Mr. Goodwin will arrange for the duplication and mailing.

One unrelated issue was mentioned. Mr. Herchert notified the members that the arborist would commence the first phase of renovation of the common ground near where the old farm houses were during the week of the 21st. of October.

There being no further business, the meeting adjourned.

Hickory Farms Community Association June 14, 2001 Meeting Minutes

Attendees: Bob Cosgriff, Ginny Herchert, Kathy Gillette, Chuck Bethany, Bob Sottile, Lee Sottile, Diana Galinis (for Bill Galinis), Pam Barrett, Rita Mullin

Call to order: 7:35 pm

The minutes were approved with amendments.

Board Member Reports:

President—Bob Cosgriff

- Bob distributed copies of a letter he hand carried to Supervisor Sharon Bulova's office in support of a zoning ordinance amendment.
- VDoT has approved a stop sign at the intersection of Cotton Farm Road and Still Meadow. The sign needs Board of Supervisors approval. It has Sharon Bulova's support.
- Update on drainage project behind the Ambrogis' house: Sharon Bulova's office has sent an e-mail to Fairfax City to learn the status. The project is proceeding slowly.
- Several neighbors have asked for Board advice on noise in the neighborhood, particularly from dogs. The Board agreed to include an article outlining county ordinances and to include the phone number of county zoning enforcement in the next newsletter.
- Noise from trash pickup: Bob Cosgriff spoke with AAA management about trucks coming to the neighborhood before 6 am. The practice has ceased.
- Cemetery update: Fairfax Memorial Park's plan has been amended slightly to include more conifers to shade and block the crematorium. The surrounding homeowners associations have agreed to the change. The plan has returned to the Board of Zoning Appeals for final approval.
- Bob spoke with AAA Trash customer service, requesting that they update their customer database to reflect our group discount so that HFCA members will no longer be bothered with regular rate increases in their quarterly bills.
- Among the S.E. Fairfax traffic proposals is to install a sidewalk on Burke Station Road that extends to Little River Turnpike. The Fairfax Memorial Park will complete the sidewalk to Braddock Road.
- The city has received a proposal to remove the left turn restriction from Roberts Road on to Main St. The HFCA Board agreed that Bob should voice our opposition to this plan.

Secretary—Rita Mullin

- The deadline for newsletter contributions is June 28. The newsletter will be available for distribution over the weekend of June 30.
- Rita and Ginny Herchert will compile a list of new homeowners since the last neighborhood directory was published for the next Board meeting. The Board will then decide whether to publish an addendum or a new directory in the fall.

Treasurer—Chuck Bethany

- The HFCA bank account balance is 17,898.60. Another CD matures tomorrow and will be reinvested at the current rate.
- Two homeowners have failed to pay their assessment and late fees. A letter will be sent to the HFCA attorney to take appropriate action.
- The Association now has liability insurance to cover any issues that may arise with the Web site.
- The Burke Station Woods development bond expired February 2000 but construction has not been completed. Chuck will write a letter to the county inspector about drainage issues and missing corner markers that affect Hickory Farms neighborhood property.

Grounds—Diana Galinis for Bill Galinis

- Bill has called the county about canker worms in trees in the area but has not yet reached the source that can help.
- Logs in the common area will be removed sometime in July or shortly thereafter.
- Bill will make an appointment with the county arborist about kudzu, honeysuckle and other weeds that are interfering with the healthy growth of other plants.

Architecture—Bob and Lee Sottile

- The ACC has approved several property additions and has sent letters to several homeowners whose property is breaking the covenants.
- They hope to schedule the neighborhood walk-through soon and are seeking new members to participate.
- 41 households have signed up for the Website in the first month. They asked that the Web address be added to the newsletter in the future.

Neighborhood Watch—Kathy Gillette

- The roster and schedule for the next quarter will be posted soon. The Watch has lost two more teams and is seeking new members.
- National Night Out is scheduled for August. Neighbors are encouraged to turn on their porch lights for the evening.
- Two mailboxes were knocked down on Cotton Farm Rd. recently.

Welcome Wagon—Ginny Herchert

- No new visits took place last month. She plans to visit at least three new families in the coming month.

Vice President—Pam Barrett

- The Disabilities Service Board exhibit was awarded first place at the County fair.
- The county is debating the donation of a 13.6-acre park in McLean that would be a model for accessibility to the handicapped. Many neighbors are objecting to it.
- Pam asked as many Board members as possible to attend the June 27 Fairfax District Town Meeting to press the park authority to seriously look at the issue of accessibility in Fairfax County parks.

Next meeting: July 12 at Kathy Gillette's home.

Meeting adjourned at 9:20 pm.

Minutes of the Hickory Farms Community Association Meeting
May 10, 2001

The meeting was called to order at 7:30 at the home of Rita Mullin, 4317 Farm House Lane.

Attendees: Bob Cosgriff, Chuck Bethany, Rob Sottile, Lee Sottile, Bill Galinis, Pam Barrett, Rita Mullin

UPDATES BY BOARD MEMBERS

President (Bob Cosgriff):

- Spring Fling Preparations were discussed. And assignments for preparations and day of event were made.

Vice President (Pam Barrett):

- Reported on the April 24 Braddock District Meeting, which was attended by state legislators and focused largely on taxation and education issues. A full report will appear in the next newsletter.

Treasurer (Chuck Bethany):

- Final notices have been filed for two of three homeowners, which have until June 1 to pay before turning over to HFCA attorney. Third home is handled by a management company, which needs to make an additional payment to cover late fees only.
- First house in the neighborhood has sold for \$300,000. A second has sold for \$320,000.

Grounds (Bill Galinis):

- Thanks to everyone who turned out for the Spring Cleanup.
- Contract with mowing agency will run from April through November. He may want to hire them to do an additional December cleanup of road frontages (on Burke Station and Roberts Roads), including leaves and debris, taking a more year-round approach to grounds management.

Secretary (Rita Mullin):

- AAA Trash has again sent letters to Hickory Farms homeowners about an extra payment. She called to remind them that they should not have done so. Bob Cosgriff also called to remind them and suggested that a boxed announcement be put in the next newsletter to remind residents that the \$48.75 quarterly fee is still in effect.

ACC (Lee Sottile):

- The ACC completed walk-throughs with letters, approving several additions/changes.

Neighborhood Watch:

- Kathy Gillette was absent. No report.

Welcome Wagon (Ginny Herchert):

- She announced that they visited 4324 Farm House Lane to welcome Dick Sowa to the neighborhood
- She also visited 4365 Farm House Lane, welcoming Carol Patterson to the neighborhood.
- She expects about four new families joining the neighborhood in early summer.

OTHER BUSINESS

- The mortuary/crematorium for Fairfax Memorial Cemetery received BZA approval, a fact that may not have occurred if the decision-making process had been in the hands of elected officials. The Board of Supervisors is considering a proposed amendment to the Zoning Ordinance that would basically return decision-making on certain types of land-use cases (Special Exceptions) to the Planning Commission and Board of Supervisors, as opposed to the Board of Zoning Appeals (Special Permits). Some of the uses include golf courses/driving ranges, kennels and animal shelters, childcare facilities (in home and commercial), veterinary facilities, stables, etc. Bob Cosgriff offered to draft a letter on behalf of HFCA supporting this change.
- The Colemans have asked whether the homeowners association would be interested in sharing expenses for a french drain to reduce considerable water retention/standing water in the Colemans' backyard and the adjoining common area, including the black path. Lee Sottile offered to contact Village Landscaping for an estimate.
- Directory Update: Group agreed it would make sense to create an addendum to the HFCA Phone Book in late June or July, after several new homeowners move in.
- HFCA Website: The Board discussed items that should be routinely included on the site, including:
 - Treasurer's Report
 - Neighborhood Watch Schedule
 - ACC Request Form
 - Area Plot Map
 - Bylaws, Official Documents
 - Link to "Get Adobe Acrobat Reader" to retrieve documents.
- Bag worms or canker worms have been seen in the neighborhood. Bill Galinis offered to call the county to get the neighborhood on the list for spraying.
- The next meeting will be held on Thursday, June 14, at Ginny Herchert's home.
- The meeting was adjourned at 9:25.

Minutes of Hickory Farms Board Meeting
October 11, 2001

The meeting was called to order at 7:40 at the home of Bob Cosgriff.

Attendees: Bob Cosgriff, Chuck Bethany, Bob Sottile, Lee Sottile, Pam Barrett, Rita Mullin.

The minutes were reviewed and approved with corrections.

Board Member Reports:

President (Bob Cosgriff):

- No date yet for installation of stop sign yet at the corner of Cotton Farm Road and Still Meadow Rd. It is expected within a few weeks after Board approval, which recently happened.
- The repairs affecting the Ambrogi house are expected within a few months. Financing has been approved by county.
- No updates on sidewalk repairs. Bob called Sharon Bulova's office, which is looking at the sidewalk issue throughout the Braddock district.

Vice President (Pam Barrett):

- "How Government Works," an 88-page citizen handbook has been published and is available at Sharon Bulova's office or may be downloaded from the county website, <http://www.co.fairfax.va.us>
- Volunteers are still needed for tree planting along Rolling Road.
- There is some confusion about our association dues payment to the Braddock District Council. Chuck will check his records and follow up with John Fee at the District Council.

Treasurer (Chuck Bethany):

- No bank account status since last month's report.
- 01 budget will be pretty close breaking even.
- The group discussed whether to put another \$5,000 into a CD from checking. It was decided to postpone a decision on this issue until after the annual homeowners' meeting.
- Proposed budget for 02 presented with actuals for previous years was reviewed and discussed.
- Bob Sottile suggested adding columns for checking account and showing the increased dues as a separate item in the document prepared for the annual homeowners' meeting.

Grounds (Bob Cosgriff for Bill Galinis):

- Pam Barrett asserted that the common areas require continuous maintenance and that the value it adds to the community is worth the additional cost.
- Cost for additional general cleanup and care of gardens would be an additional \$2,210 annually.
- Moved, seconded and approved: That the Ground Committee chair will proceed with negotiating with the grounds service for up to a total of \$13,500 for grounds maintenance and improvements in 2002 according to the schedule submitted at last month's meeting.

Architecture Control Committee (Bob Sottile):

- The committee has approved three requests.
- The 25 or so follow-up letters to homeowners based on the June walk-through have been delivered.

Neighborhood Watch (Kathy Gillette):

- The Neighborhood Watch needs new members. People are now drawing duty about every 3.5 months.
- The first Neighborhood Watch was incorporated separately. Later it was brought under the Association Board and restarted in 1988-89.
- Free phones are no longer available for neighborhood watches from the Fairfax County Police Department. Pam Barrett offered to check further about free service with a phone.
- A car stolen in Fairfax City was recovered at the intersection of Cotton Farm and Farm House.

Welcome Wagon (Bob Cosgriff)

- 4318 Farm House Lane has sold.
- 10016 Cotton Farm has sold.

Other Business**Fall Cleanup and Fall Festival—October 20 (no rain date)**

- Kathy Gillette has offered to purchase food for the Festival. Pam Barrett, who has purchased it in the past, will forward a list to her of items and amounts.
- The Cleanup, which will focus on clean-up of the creek bed and trimming a few trees, is set from 9 to 12. Fall Festival will be from 1 to 4.

Annual Meeting

- We will review and approve the minutes from last year's meeting.
- Each board member will make a short report.
- We will create a lot list, with addresses to check people in (Secretary will handle) and create a single card for each lot number to ensure that only one vote is cast for each lot.
- Newsletter will include a reminder with proxy information and will be followed by a flyer to be delivered by board members the week before the meeting to ensure that we have enough proxies to vote.

School Bond

- The school bond, which includes money for the Woodson improvements, will be voted on on Election Day. Reminder will be included in October newsletter.

Sharon Bulova

- Sharon Bulova's new office, located next to the Kings Park Library on Burke Lake Road, will open October 24 from 11 to 1.
- The Roberts Road overpass will officially open October 20.

The meeting was adjourned at 9:25.

MINUTES OF September 13, 2001, HICKORY FARMS BOARD MEETING

ATTENDEES: Bob Cosgriff, Pam Barrett, Chuck Bethany, Kathy Gillette, Ginny Herchert, Bob Sottile, Lee Sottile, Diana Galinis, Rita Mullin

The meeting was called to order at 7:35 at the home of Pam Barrett by Bob Cosgriff, who introduced Pet Scala to discuss plans for the upcoming Yard Sale.

Pete Scala: The sale is scheduled for Saturday, September 15. Twenty-four people have signed up, half of whom signed up during the last week, after the arrival of the flyer and newsletter to most people's homes. His estimated costs for the sale will be: \$135 for ads, \$40 for copying maps, and \$60 for flyers describing Hickory Farms to accompany maps. He will finalize the maps on Friday. He is still looking for a pickup truck driver to help pick up items that people failed to sell and wish to dispose of.

The meetings were approved with one correction.

Officers Reports:

President (Bob Cosgriff):

- Flooding of Ambrogi house: Florence Naeve of Sharon Bulova's office has reported the that September 10 meeting of the Board of Supervisors the repairs of the property were approved.
- Board also approved installation of a stop sign at the intersection of Cotton Farm Road and Still Meadow Rd.
- No update on sidewalk repairs.
- School Board. The school bond referendum includes \$1 million for the repair of Woodson High School. He asked that a reminder about this be included in the September and October newsletters.
- State House Bill 1716 encourages homeowners' associations to encourage communications with members. He believes that HFCA efforts, particularly including the Website, meet the requirements of the legislation. He asked that the web address be added to the newsletter each month.
- Election of officers. Only Bob Cosgriff and Rita Mullin will be returning to the Board, as will Ginny Herchert, Welcome Wagon director. He asked each Board member to speak with someone about possibly joining the Board.
- Annual Meeting: To be held October 30 in Cafeteria A and Woodson High School.

Vice President (Pam Barrett)

- Fairfax County Disabilities Services Board has distributed a flyer that says that community associations must make reasonable accommodations for disabilities. If such accommodations aren't made, every home in an association could have a lien put against it if a suit is successful. Pam feels that our neighborhood meets the letter and the spirit of the law.
- The county will be dredging Lake Accotink soon.

- She will be unable to attend the November 13 Braddock District Meeting. Bob Cosgriff agreed to attend.
- The new Braddock District office will open October 24, from 11 to 1.
- The Braddock District is planting trees in medians and is doing Rolling Road. It is looking for homeowners associations and individuals to sponsor plantings.
- Bob Cosgriff added that he had sent a letter supporting the addition of a sidewalk on Burke Station Road up to Rt. 236.
- Personal Property Tax payments must be postmarked by October 5.

Treasurer (Chuck Bethany)

- Account balance at the end of August: \$12, 795.15.
- After hearing from the majority of the board, Chuck has forgiven the attorney fees for one neighbor who mistakenly had not paid. Another neighbor has paid his annual assessment and penalty. Yet another neighbor is talking to a lawyer about paying off the lien on his property after failing to pay assessments for 1999 and 2000.
- He is preparing the Budget and Financial Statement for the annual meeting.

Grounds (Diana Galinis for Bill Galinis)

- They have received three estimates for planting flowers at the two entrances twice a year, moving mulch and mowing the common grounds. The lowest bid, by the company currently doing maintenance for the grounds, would be \$11,200 for regular mowing and maintenance and an additional 2, 210 for tending the gardens at the two entrances. The attention to the entrances would bring them up to the standards of surrounding communities.
- Chuck Bethany said that the association would need to raise the annual assessment to accommodate such an addition. He will re-do the budget to reflect the increased cost and the increase of assessments to \$100 per household.
- The raised assessment and budget will be presented at the annual meeting in October.

ACC (Bob Sottile)

- A family whose satellite dish was not in keeping with community standards has moved it to their roof.
- The group discussed finding a signed copy of the by-laws to be added to the Website. Bob Cosgriff said he would look through his materials from previous presidents to find a signed copy and get it to Bob Sottile.

Neighborhood Watch (Kathy Gillette)

- No schedule was published in the last newsletter. She is looking for new members to replace those who have left.

Welcome Wagon (Ginny Herchert)

- Last month three families were visited by the Welcome Wagon. She will give the information on them in the next newsletter.

Secretary (Rita Mullin)

- The Block Party and Clean-up will take place on October 20. The Clean-Up is from 9 to 12 and the party from 1 to 4.
- The next meeting will be October 11, and will take place at Bob Cosgriff's home.
- Newsletter information is due September 20.

The meeting was adjourned at 9:37.

HICKORY FARMS COMMUNITY ASSOCIATION
P. O. Box 2239
FAIRFAX, VA 22032

MINUTES - BOARD MEETING
December 6, 1993

After meeting with the 1993 Board of Directors, the 1994 board members met to elect officers, choose committee chairpersons, and consider plans for 1994 activities. Officers and chairpersons are:

Pam Barrett, President	978-2132	(v.m. 846-8383)
Bob Cosgriff, Vice President	764-0720	
Cathy Rattan, Secretary	425-3693	
Jeff Lindsay, Treasurer	425-1315	
Richard Akers, Grounds Chair	425-9387	
Greg Gillette, Architectural Chair	503-3158	
Ron Arnold, Neighborhood Watch	323-6340	(v.m. 204-2405).

An HFCA Newsletter will be prepared monthly by the secretary, approved by the president, and upon completion, distributed door-to-door by board members. Alternative distribution methods will be considered if necessary. A Newsletter is already past due (was due out shortly after the October general meeting) but the required information regarding the easement request has not been fully compiled. With the Christmas holidays upon us, the Newsletter may be further delayed.

New board members were encouraged to read minutes of past meetings to gain a sense of previous board actions and a historical view of HFCA.

Matters for early attention include setting a calendar of activities and plans of action. HFCA annual dues (\$80 as set by the 1993 Board of Directors) are due in March; therefore, property owners must be notified soon. Possible community activities include a spring family barbecue/pot luck/games day (perhaps in conjunction with grounds clean-up) and a similar fall activity. Standard items for action include payment of taxes, insurance policies, annual VA corporate fee, and the annual general HFCA meeting in October.

Pam Barrett will continue to follow-up on the easement concern. She has already been in contact with the builders and Fairfax County officials.

Board meetings will be held regularly, unless an exception is necessary, on the first Monday night of each month at 7:30 p.m. January being an exception! - the first meeting of 1994 will be on the second Monday (January 10th) at Pam Barrett's, 4289 Country Squire Lane. If you cannot attend, please notify Pam or another board member.

Cathy Rattan, Secretary

Pam Barrett, President

12/21/93

Richard Akers - Spring Clean up date
help to
preparing

HICKORY FARMS COMMUNITY ASSOCIATION
P. O. Box 2239
FAIRFAX, VA 22032

MINUTES - BOARD MEETING
January 10, 1994

All Board members attended the meeting at Pam Barrett's.

Pam Barrett, President	978-2132	(v.m. 846-8383)
Bob Cosgriff, Vice President	764-0720	
Cathy Rattan, Secretary	425-3693	
Jeff Lindsay, Treasurer	425-1315	
Richard Akers, Grounds Chair	425-9387	
Greg Gillette, Architectural Chair	503-3158	
Ron Arnold, Neighborhood Watch	323-6340	(v.m. 204-2405).

Minutes of the December 6th meeting were approved as presented.

Pam Barrett distributed an Agenda for the meeting as a guideline but requested members to bring up any additional items they cared to discuss. Notebooks were also distributed for members to use in organizing minutes, by-laws, reports, calendar, etc.

COMMITTEE REPORTS

Landscape: Bob Cosgriff reported receiving two contract bids for the common grounds grass cutting. Plans for clean-up, planting, and other activities were discussed. The Board approved an expenditure of no more than \$150 for seed and plants for the Spring projects. Dates set for committee/community activities are as follows:

February 12 - clean-up of common grounds (broken limbs, etc.)
March 26 - overseeding of grassy areas
April 16 (23rd r.d.) - Youth activities, i.e., trash pick-up,
plant annuals
May 14 - Annual Spring clean-up and work in common grounds
October 15 (22nd r.d.) - Fall Festival (clean-up, picnic,
games, etc.)

Additional items discussed included: seeking planning assistance from George Mason University and landscape guidance from HFCA member Carol Phillips; trimming of specifically designated trees; reminder in Newsletter that everyone should shovel snow from their walks within 12 hours of snowfall.

Newsletter: Next newsletter to be distributed weekend of January 22nd. Info from committee chairpersons due to Cathy Rattan by Thursday, January 13th. She plans to have it ready by January 18th. Items for the newsletter include: request input from HFCA members; request for members moving out to notify Board of ownership/occupant changes in their houses;

school bus committee info; helpful hints on remodeling. Board members will distribute January newsletter.

Treasurer: The 1994 Calendar Year Budget as submitted by the 1993 Board of Directors was approved. Discussion included notifying homeowners of the 1994 association annual dues (\$80) and due dates via the January newsletter. Self addressed/stamped envelopes will be attached to the newsletter notice. The need to maintain a large contingency fund (currently \$16,237.06) was discussed with no changes made in current policy. Jeff will meet with former treasurer, Travis Rattan, to obtain files and discuss financial procedures.

Architectural: No new business had been received for the committee. Greg will obtain files, etc. from previous committee chair, Bob Ambrogi.

Easement: Pam received a phone call from Mr. Lewis, the contractor who is seeking an easement through HFCA property for purposes of installing a sewer line prior to constructing several houses off of Burke Station Road. He still has not provided an engineering study and could not state exactly how the sewer line will be run. He threatened to institute condemnation proceedings. Pam then spoke with Sharon Bulova, Fairfax County Supervisor, who indicated that Mr. Lewis is representing investors from Turkey. Ms. Bulova also indicated the county will not approve a pumping station and said she would not support condemnation proceedings. She recommended that future negotiations between HFCA representatives and Mr. Lewis be held in her office. A report will be included in the next HFCA newsletter.

Neighborhood Watch: The current hours of 10 p.m. through 1 a.m. for weekend watch was approved. Possible changes in hours will be discussed in the future. Distribution of HFCA car decals and the HFCA Directory will be handled by Ron and Cathy Rattan (newsletter item).

NEW BUSINESS: Bob Cosgriff was asked to compile historical notes on the Hickory Farms area. These will be included in the newsletter at various times.

Future Meeting Dates (7:30 p.m. and Locations):

February 7 - Jeff Lindsay's (4375 Harvester Farm Lane)
March 7 - Bob Cosgriff's (10003 Cotton Farm Road)
April 4 - Richard Aker's (4280 Country Squire Lane)

Please notify another Board member if you cannot attend.

Cathy Rattan, Secretary
1/12/94

Pam Barrett, President

HICKORY FARMS COMMUNITY ASSOCIATION

MINUTES for the

BOARD OF DIRECTORS MEETING

December 6, 1993

The meeting was called to order by the President, Larry Russe at 7:30 p.m. Board members present included Bob Cosgriff, Bob Ambrogi, Sharon Mella, and Travis Rattan.

Minutes of the November 1, 1993 meeting were approved as submitted.

Larry Russe welcomed the new 1994 Board Members who were in attendance and asked the current members to provide the new Board a brief comment and description of their assigned duties and responsibilities.

ARCHITECTURAL CONTROL COMMITTEE:

Bob Ambrogi reported that no improvement applications were received during the month of November and that no pending action is required for the new Committee. He briefly described the duties, the ACC procedures, and responsibilities of the Committee.

TREASURER'S REPORT:

Travis Rattan reported only one outstanding bill for \$956.00 is due and he will pay it before the end of the month. He reported that the bank account had a balance of \$16,500.00. The reserve was still around the \$11,000.00 figure. He recommended that \$80.00 be the annual dues for 1994.

The lawn maintenance contract was discussed. The figure was \$8,000.00 for 1993 and it is projected to be increased to approximately \$11,750.00 for 1994. It was decided to have Bob Cosgriff and 1994 Board Members review and negotiate with the lawn contractor.

The proposed 1994 budget was distributed to all of the members present. It was discussed in detail and the budget figure \$16,390.00 was recommended to the 1994 Board.

Travis reported that of the five liens placed in 1992, one was paid in 1993 and one lien was placed on a homeowner in 1993.

The audit requirement for 1993 was presented to the Board. The computations of the Treasurer's books, as per the bylaws, calls for them to be audited. The Board approved that an independent bookkeeper who audited the 1992 books perform the 1993 audit. The comment was made by Travis that he only issues three or four checks a month which makes for an easy audit. Travis briefly described the Treasurer's duties, check procedures, and other details.

SECRETARY:

Due to the absence of Louise Howard, Larry Russe described the secretary's position to the new Board. The secretary records all meeting minutes, distributes the minutes prior to the meeting to all Board members, and advises the Board members where the next meeting will be held, as to time and date.

VICE PRESIDENT:

Sharon Mella advised the new Board of the Vice President duties. The Vice President is to chair the Board Meeting in the event the President could not be present. Responsibilities are to coordinate and chair all special projects, HFCA newsletter and directory.

PRESIDENT:

Larry Russe advised the group that he chairs all meetings, oversees and communicates with all of the association's directors and their duties.

GROUNDS:

Bob Cosgriff reported in November a new wild flower bed was placed on the large hill. He will be working on a tree and pruning schedule with the lawn contractor and possibly some volunteer association members. He also reported that he will be organizing a clean-up group to clean the creek in the spring. Bob said he will be looking into the landscape and lawn cutting as reported earlier in these minutes.

NEIGHBORHOOD WATCH:

Nancy Hepworth was unable to attend the meeting. Larry Russe outlined to the new Board her duties. Nancy prepares the Neighborhood Watch schedule, coordinates our Neighborhood Watch program with the Fairfax Police, maintains the portable telephone (\$26.00/mo), and issues the auto decals to all the homeowners and rental tenants.

PRESIDENT'S REPORT:

Larry commented that 250 HFCA 1993 directories were printed and 70 have been handed out. He reported on the status of sanitary sewer easement issue as proposed by the developers, Jeffrey Lewis and Patrick Stock. He said that he and Pam Barrett will prepare an article for the forthcoming newsletter about the easement issue so the homeowners will have a better understanding of the matter. Larry said that if one third of the homeowners object to the easement or refuse to sign, the association will be required to return the \$1,000.00 retainage. As it now stands, we are waiting on an engineering study for our review. It is expected around April.

With nothing else to come before the Board, it was adjourned at 9:00 p.m.

Robert R. Ambrogi
Acting Secretary

/dk

HICKORY FARMS COMMUNITY ASSOCIATION
P. O. Box 2239
FAIRFAX, VA 22032

MINUTES - BOARD MEETING
7:30 p.m. - February 7, 1994

Meeting held at Jeff Lindsay's with all members present. Minutes of the January 10th meeting were approved as presented. An Agenda was distributed for guidance of the current meeting.

President's Report (Pam Barrett): Pam recommended that the Board approve payment of a \$10 annual fee to join the Home Owner's Association of the Braddock District Council - payment approved. Sharon Bulova, Fairfax County Supervisor from this area meets with the group to discuss items of interest to HOA'S. Pam passed around a newsletter from this group for Board members to review.

Grounds Committee Report (Richard Akers): Contract terms/prices for maintenance of the common grounds were discussed (see attached "Common Grounds Contract for 1994"). Motion approved as follows: That the Board award the 1994 grounds maintenance contract to Four Seasons Landscape Service for \$7,698 contingent upon clarification of contract bid fee submitted by that company.

When last researched, State law did not permit snow plowing of State maintained streets by private companies. Richard will check to determine if the law still stands.

"Spring Fling" date changed to May 7th (21st rain date) due to conflicting schedules of several Board members. Volunteer help will be sought through the Newsletter (and Board members approaching their neighbors!).

The Board approved a motion authorizing the purchase of two bluebird houses together with poles for about \$65.

Newsletter (Cathy Rattan): Distribution of the January Newsletter was delayed until January 29th due to very bad weather conditions. Reference to the By-Laws relating to keeping homes and yards in a clean and orderly manner to be included in next edition. Info for the February edition should be given to Cathy Rattan by the 16th and the Newsletter will be distributed on the 26th.

Architectural Review Committee (Greg Gillette): Committee members for this year are Greg Gillette, Chairman (503-3158), Charlotte Clinger (978-5617), Stan Clem (323-5230), George Rosenkrantz (764-0243), Bob Ambrogi (764-0142), Paul Mella (978-2108), and Larry Russe (323-4690). The Committee will meet when necessary. To date, there are no requests for consideration on file.

Treasurer (Jeff Lindsay): The form and envelopes regarding 1994 HFCA dues were delivered with the Newsletter and also mailed to twenty-two absentee home owners. To date, about 25 responses have been received.

Neighborhood Watch: Ron Arnold reported that the Watch is working well. He is attempting to touch base with Officer Huddleston but has been unsuccessful thus far. It was agreed that HFCA car decals should be placed on the left side of the rear window. Further attempts at distributing decals and directories will be made.

Additional Discussion: Homeowners with dilapidated fences will be contacted and requested to make the necessary repairs. Bob Cosgriff will check with Fairfax County officials about the best way to approach Fairfax City homeowners whose property abuts the HFCA common grounds/paths (specifically along the path from Roberts Road to the rear of homes on Country Squire Lane). Vegetation from those lots is encroaching upon the path. Also, there are some trees in danger of falling across the path.

Adjournment & Next Meeting: The meeting was adjourned about 10 p.m. The next meeting will be at 7:30 p.m., Monday, March 7th, at Bob Cosgriff's (10003 Cotton Farm Road).

Cathy Rattan, Secretary

HICKORY FARMS COMMUNITY ASSOCIATION

Minutes for the Board of Directors' Meeting, 7 March, 1994

The meeting was called to order by the President, Pam Barrett, at 7:40 p.m. Board members present were Richard Akers, Ron Arnold, Gregg Gillette, Jeff Lindsay and Bob Cosgriff.

The minutes of the 7 February, 1994 meeting were read. A motion was made, seconded and carried to approve the minutes as submitted.

Committee Reports:

Architectural Control Committee (Greg Gillette) - two homeowners submitted plans for improvements. One was for fence relocation, the other for a sunroom. The ACC approved both submittals.

Neighborhood Watch (Ron Arnold) - attended Citizens' Advisory Council meeting at the West Springfield Police Station in February, where he heard a presentation on police driving training. He also picked up various handouts on crime prevention, and talked to Officer Huddleston (Neighborhood Watch coordinator), who provided a pamphlet on Neighborhood Watch. Ron reported that one car had been broken into about a month ago. The Board discussed the possibility/feasibility of extending the hours of the Neighborhood Watch, to include all night or in daytime on a scheduled or random basis. Issue will remain under discussion. An article will be put in the Newsletter soliciting input and possible volunteers for early-morning or daytime watches.

Ron has developed a data base showing lot number, street address, phone numbers; also has one showing vehicle decals issued. These are relational data bases which can be updated easily and manipulated to provide a variety of different 'sorts.' These data bases will be of great help to this and future boards.

Grounds (Richard Akers) - signed contract with R & R to perform common ground maintenance this year. They submitted a lower bid than Four Seasons.

Richard prepared a letter to be delivered to selected City of Fairfax residents whose property is adjacent to Hickory Farms to the north of the path running from Country Squire Lane to Roberts Road. The letter advises them of our community clean-ups in April and May and asks their help in trimming branches, etc. It also addresses the issue of dead trees which pose a danger to property in Hickory Farms. The letter was approved and will be signed by Pam Barrett.

Richard received a letter from a homeowner who wanted some brush removed from the common ground immediately behind their house. They also requested action be taken to remove a storm-damaged tree on the property line (this tree was worked on last year in May after the big wind storm). Richard will contact two or three tree companies to come and bid on this tree, plus a few others that should be cut/trimmed for safety reasons.

A motion was made, seconded and carried to authorize Richard to buy wildflower seeds to overseed the flower bed in the lower common ground.

Richard also discussed buying some hemlocks or other conifers to place on the boundary of the Tooles' property where the storm drain easement runs through by the creek. This is to discourage the occasional vehicle from driving across the common ground at this point. No action was taken to authorize funds.

Treasurer (Jeff Lindsay) - handed out a financial statement showing activity through 7 March, including 73 dues payments. Actual cash on hand was \$21,848.58. An additional 50 dues payments have been

received but not posted. Various checks were signed at the meeting, and receipts turned in which will be reflected in next month's report.

Vice-President (Bob Cosgriff) - discussed Spring Fling. More advertising needs to be done. Pam Barrett recommended each Board member try to contact neighbors to drum up support. A brief run-down of past events was made, and items needed for this event were discussed. A motion was made, seconded and carried to authorize Bob to spend \$150.00 to buy food supplies, etc. for the Fling. Pam had a form from Clean Fairfax, Inc., a non-profit organization which helps with anti-litter efforts. They will provide hefty bags, painter's caps and other supplies to assist our two Spring clean-ups. Bob took the form and will mail it in. He will also contact Mrs. Hall (Girl Scout leader) and Lambda House for help in the clean-up and the Spring Fling. Bob will also write an article for the March newsletter asking for volunteers.

Bob mentioned the potholes in Cotton Farm Road. Richard mentioned one on Country Squire. Bob will call VDOT to see if they can do some temporary fixes.

President (Pam Barrett) - handed out minutes from annual meeting.

Mentioned that our HFCA Liability Insurance was issued by Reliant Insurance, Mr. Ed Sheldon, agent with Adgate and Lipscomb & Sons; phone (301) 948-8050 or (703) 691-1911. This information was passed out in case any Board member gets a call from a realtor concerning VPOA information.

Pam received a letter from the developers of the "Labbe property" on Burke Station Road, requesting that HFCA return the \$1000.00 paid as a result of a signed agreement authorizing them to seek homeowners' approval for their requested easement across our common grounds. Pam talked to Larry Russe, former HFCA President, who drafted the agreement. He recommended that we wait a few days, since the agreement either has expired, or is about to expire. In any case, there doesn't seem to be any legal reason supporting their request. The Board took no further action on this issue at this time.

Pam noted that our annual payment to the State Corporation Commission was due. A motion was made, seconded and carried to authorize the payment (\$25) of the annual fee, which is a statutory requirement.

Pam discussed a letter from Sharon Bulova which requested input on a motion before the Fairfax County Board of Supervisors which would amend current zoning regulations to permit "by right" development by churches on their property. "By Right" means that many of the other restrictions on development would not apply. The Board discussed it. While churches are generally good neighbors, there are issues such as parking which need to be addressed by the County. Also, the change might potentially enable someone to start a church in a home in a residential neighborhood, and then undertake various actions which might be detrimental to the residential character of the neighborhood. The Board took the position that HFCA was not in favor of the proposed change. Pam will report that to Sharon's office when she attends the Braddock District Community Council meeting on 9 March.

There being no further business before the Board, the President adjourned the meeting at 9:25 p.m. The next meeting will be at the home of Richard Akers, 4280 Country Squire Lane, at 7:30 p.m. on Monday, 4 April, 1994.

Submitted by Robert W. Cosgriff, VP and Acting Secretary.



HICKORY FARMS COMMUNITY ASSOCIATION

MINUTES - BOARD MEETING
7:30 p.m. - June 6, 1994
Ron Arnold's Home

All members present. Minutes of May 2, 1994 corrected to indicate December meeting will be the 5th.

Items distributed for discussion included an Agenda, Treasurer's Report and a reward notice for a suspect accused of assaulting a 13 year old boy.

Treasurer's Report: Balance on hand as of 6/2/94 was \$29,720.48. Except for four cases, all annual homeowner's fees have been paid. Two of the outstanding delinquencies are on houses which have undergone foreclosure. A certified letter will be sent to all four "owners."

Motion Approved: That \$29.75 additional funds be paid to Carol Phillips for landscaping supplies and plants.

Neighborhood Watch: A party at a Harvester Farm house resulted in police being called and at least one arrest.

Tires were slashed and windows broken in a car parked at 10117 Round Top Ct. Neighbors (Juanita Kraus and Charlotte Clinger) have complained to Ron about the number of people apparently living in the house. Ron and Bob were tasked with contacting the home owner regarding building codes, number of occupants in the house, and the removal of two unlicensed cars parked on the street.

Officer Huddleston has been asked to attend the HFCA General Meeting on October 27th. Our area, #710 in the West Springfield District, is the highest in the number of vehicle larcenies. Only five patrol cars are on the streets at a time in this district.

Grounds: The successful Spring Fling brought out about 50 people including children. The Oktoberfest will be October 15th with a rain date of the 22nd.

Sam Riffle, 4354 Harvester Farm Lane, cut down seven tulip poplars on HFCA common grounds. He will replace them with Bradford Pear trees, 6-8' tall. Also, he will remove a dilapidated shed he had placed on the common ground area.

Steins, at 4358 Harvester Farm, also have a shed on the common ground area.

The Still Meadow/Roberts Road entrance to Hickory Farms is a dangerous spot because of the steep hill south of the intersection. Bob is seeking a solution and is in contact with Fairfax County and City offices as well as Sharon Bulova's office. Construction possibilities in the Braddock/Roberts Road and Braddock/Burke Station Road areas could adversely affect traffic flow into and around Hickory Farms. Bob agreed to attend the Braddock District Council Home Owner's Association picnic on Wednesday. He and Pam will continue to pursue this subject.

Path on lower area of common grounds has several pot holes in it. Richard will research repair methods and, if feasible, make the repairs.

Newsletter: Cathy "offered" to turn over Newsletter responsibilities to Greg Gillette who turned out an excellent edition in May - Greg declined! Suggested items for next issue are: Ask home owners to trim trees and shrubs hanging over sidewalks, remind homeowners to fly their U.S. flags on July Fourth, solicit candidates for the 1975 HFCA Board, and include ads from contractors living in Hickory Farms. During discussion, it was suggested that the HFCA directory would be a more appropriate place for such ads (with clear disclaimer of any recommendation by the HFCA Board).

Deadline for Newsletter Articles - June 15
Distribution - June 25

Next Meeting: 7:30 p.m., Monday, JULY 11, at Cathy Rattan's.

Meeting was adjourned at 10 p.m.

Respectfully submitted,

Cathy Rattan

Cathy Rattan, Secretary

Minutes of the HFCA Board

The meeting was called to order by President, Pam Barrett, at approximately 7:40 p.m. on Monday, 11 July, 1994. This was a regular monthly meeting, but the main purpose was to hear Supervisor Sharon Bulova discuss proposed changes to the Fairfax County Comprehensive Plan which are in the immediate area of Hickory Farms. Accordingly, the Board Members did not discuss any ongoing business.

In addition to Supervisor Bulova, officials attending the meeting were: Barbara Carpenter - Office of Comprehensive Planning; Florence Naeve - Admin Assistant to the Supervisor; Susan Harsell - Braddock District member on the Fairfax County Planning Commission; Zirk White - County Office of Transportation.

All HFCA Board members were in attendance with the exception of Kathy Rattan. Hickory Farms residents in attendance were Mr. and Mrs. Ed Mouglin and Ms. Carla Shoap. The President of the George Mason Forest Homeowners' Association attended. *Frank Denny*
Mrs. Mary Buchanan *Paul Kite*

Supervisor Bulova outlined the background to the present situation. In 1991, the Comprehensive Plan was overhauled, and provisions were made for "tweaking" the Plan before the next regularly scheduled Review. A Task Force of citizens was appointed to review proposed changes submitted by landowners and developers. This Task Force could also propose changes of its own. The result is a series of recommendations, some of which are merely housekeeping (to reflect what is really there), and others that are departures from the current language of the Plan.

Sharon's philosophy is, basically, that "the Plan is sacred." However, the public hearing process requires that proposals approved by the Task Force must be acted on.

There are two parcels of main concern to Hickory Farms: one is a parcel just south of the new Braddock Manor development on the west side of Burke Station Road. The proposal is to increase density from 1-2 dwelling units (d/u) per acre to 2-3 per acre, and allow access to Burke Station Road at the northern end of the parcel. It seemed that the OCP supported this change; there were some questions about traffic flow.

The other parcel is at the north-east corner of Braddock Road and Roberts Road. The proposal is to increase the density from 1-2 d/u per acre by consolidation of all the properties and allow up to 8 d/u per acre, with a child care center and other private "University-oriented" uses. The OCP does not support this proposal, and is recommending 2-3 d/u per acre, subject to certain other conditions. One reason there is some support within the County for changing the density on this property is to prevent the State from condemning and buying the land, and then doing what it wants with it. A higher density makes the plot more attractive to potential private developers.

The thrust of the discussion from the floor was that the increased density would mean increased traffic at two already congested intersections. Mr. White provided some

statistics about traffic load through Braddock/Roberts and Braddock/Burke Station Road. He also discussed the generally unsafe condition of Burke Station Road north of the parcel in question, up to Still Meadow. Sharon interjected that in 1991, language was put in the Plan to improve Roberts Road (but not to enlarge it beyond 2 lanes). To accomplish this will require County/City/State/GMU coordination and funding. There is no money now for any engineering studies or repairs. Sharon said she would address the issue to see if Roberts Road could be added to any future County referendum providing for bonds for transportation (probably no earlier than 1996). She also said she would be willing to discuss it at the next County/City Task Force meeting.

Carla Shoap addressed the linkage between more traffic and the unsafe, in her opinion, school crossing at Cotton Farm and Burke Station Road. Sharon addressed the issue, but said the real solution lies with the new School Board representative, whose name and number she provided to the audience (find name)

The consensus of the audience was against increasing the density of the two plots. North of Braddock from the Beltway west has no multiple dwellings (except at Glen Cove, on corner of Wakefield Chapel), and no commercial (except for Kinder-Care near Olley). Pam Barrett expressed the sentiment of the Board that we were against the higher zoning, especially in the absence of any improvements to Roberts Road, since our entrance would continue to be affected by increased traffic. The same is true of Burke Station/Cotton Farm. Basically, it was the position of the Board that we want bus service restored.

The meeting adjourned at about 9:50 p.m. The HFCA Board agreed to meet on Tuesday, 19 July along with representatives of the George Mason Forest Board to finalize a position and reduce it to writing for submission to Sharon, the OCP and the Planning Commission. Sharon made a point of saying that these are just proposals and are not necessarily supported within the County organizations reviewing them. There will be a Public Hearing on 13 September, from 7:30 p.m. to midnight to allow for comment.

There being no further business, the meeting was adjourned.

Submitted by: Robert W. Cosgriff (Vice-President, and Acting Secretary)



HICKORY FARMS COMMUNITY ASSOCIATION

MINUTES - BOARD MEETING
7:30 p.m. - July 19, 1994

An emergency meeting of the Board was held at Greg Gillette's home to discuss additional information regarding the re-zoning of land parcels off of Burke Station and Roberts Roads. All members were present except for Richard Akers. Stan Shelton and Paul Kite from George Mason Forest HOA also attended.

Lengthy and detailed discussions resulted in a unanimous decision to take the following action:

Pam Barrett was charged with writing a letter to Sharon Bulova (draft to be circulated among board members for review and input) with these points -

- a. We (both organizations = "we") will support only one exit from the new addition off of Burke Station Road, i.e. either at Manor Place or Burke Station Road. We support the planning commission proposal to rezone to 2-3 d/u per acre with consolidation only.
- b. On Roberts Road, we recommend revising density to 2-3 d/u only for lots 21A through 25, with consolidation.
- c. Also on Roberts Road, we do NOT support construction of a child care facility in this area of discussion.
- d. We oppose any university oriented use of the land in question on Roberts Road.

Members of both Boards expressed concern that the County's proposed density increase in residential dwellings per acre as well as use by GMU would cause even heavier traffic on a street already over burdened with traffic.

The next meeting will be at Cathy Rattan's on August 1st, at 7:30 p.m.

Meeting adjourned around 9:30 p. m.

Respectfully submitted,



Cathy Rattan, Secretary

HFCA BOARD MINUTES
JULY 27, 1994
7:30 P.M.

SUBJECT: SEWER EASEMENT

All members except Ron Arnold were present at the meeting held at Pam Barrett's; also present was Larry Russe, former HFCA board president.

New information just received by Pam Barrett indicates that the developers who wish to build on the property extending from Burke Station Road to HFCA common grounds (behind Country Squire Lane), have uncovered evidence of an easement already having been granted by the builder of Hickory Farms in 1980 and registered by the County on August 22, 1980. The first "phase" of Hickory Farms construction by Mr. Buckhantz was under the company name of Hickory Farms Limited Partnership. The name of the construction company that completed building in Hickory Farms, on Country Squire Lane and Wheatfield Court, was A & B Construction (also owned by Mr. Buckhantz). HFCA board members who researched county records previously were searching for information related to Hickory Farms Limited Partnership and were unaware of the filing under A & B Construction.

The consensus of opinion was that we are bound by this earlier action. Perhaps the grade of the existing sewer line is at such a slant that tying in to it will not be feasible. A meeting on site with the engineer for an explanation of the sewer construction is ~~a possibility~~ ^{planned for future}. The board was in agreement to support the Roach family in their efforts to halt this construction. No further action to be taken at this time.

Respectfully submitted,


Cathy Rattan

Hickory Farms Community Association

Minutes of Board Meeting, 1 August 1994

The meeting was held at 7:30 p.m., in the home of Cathy Rattan. All members were present except Greg Gillette. Pam Barrett, President, distributed an agenda and called the meeting to order.

Approval of Minutes: Minutes of the July 19 meeting were approved as presented. Minutes of the July 27 meeting were approved with the following corrections:

Last paragraph, 3rd sentence: A meeting on site with the engineer for an explanation of the sewer construction *will be arranged by Sharon Bulova's office*. The board was in agreement to *provide moral* support to the Roach family in their efforts to halt this construction.

Minutes of the July 11 meeting were approved with the following additions:

To third paragraph add these names - HFCA home owner Mrs. Mary Buchanan, and from George Mason Forest HOA, Paul Kite, president, and Frank Denny. Also need to add name of school board representative (which I still don't have - clr) to paragraph 9 (2nd page).

In tenth paragraph, correct street name from Glen Cove to Glen *Park*.

Treasurer's Report: Only one outstanding annual fee remains to be paid and that is for the house on the corner of Still Meadow and Farmhouse Lane which has recently been sold. Jeff is confident the dues will be paid. Three Home Owner packets have been purchased this year for new owners at \$50 each. These are required at settlement. Two other homes are due to go to settlement soon and Jeff will follow up on providing VPOA packets to them. The financial report was distributed.

Neighborhood Watch: Ron Arnold reported that a member of the Watch complained by letter about not receiving the phone equipment in time for his watch duty from the previous person on the roster. Ron has followed up with a letter and has taken steps to prevent this from happening again. A motion was made and approved authorizing an expense up to \$200 for the purchase of a carrying case for the equipment and two magnetic signs for the cars on Neighborhood Watch duty.

Architectural Committee: In Greg Gillette's absence, Bob Cosgriff reported that Mr. Krusynski, owner of the Cape Cod style house on Still Meadow who had requested permission to build a large front porch, was quite unhappy with the committee's decision not to approve his request. The decision was based upon the inappropriateness of the size and design of the porch as it did not conform to Hickory Farm general architectural guidelines.

Mr. Riffle has replaced trees he cut down on common ground property with dogwood trees. He still has not relocated the shed on HFCA property and will be reminded of his responsibility. Mr. Stein also will be reminded to relocate his shed. Both houses are on Harvester Farm Lane.

Nominating Committee: Bob Cosgriff has received no deluge of phone calls from Hickory Farms residents begging to be allowed to run for the Board. Current Board members are still uncertain about their candidacy.

Common Grounds Committee: Richard Akers discussed sidewalk repairs in the common grounds. He has patched the walk in the lower common grounds but believes that the repairs are only temporary and that major work may be involved in making permanent repairs. He will survey the area and report back to the Board.

Burke Station Woods (Labbe property): Since the easement for connecting a sewer line to our line has already been granted, the next step is to meet with the County engineer, on site, to determine feasibility of this connection. Richard Akers will ask Mark Lutz to join him at this meeting. Mark is a plumbing contractor.

Newsletter: Cathy Rattan requested input be given to her asap.

HFCA Annual Meeting: Cathy will reserve cafeteria at Green Acres Elementary School for the homeowners' meeting on Thursday evening, October 27.

Miscellaneous: Richard will follow-up on the spill from a truck on the pavement on Country Squire Lane. Home Depot delivered lumber to a house and fluid (they claim it is not oil) leaked from the trailer onto the street.

Next Meeting and Adjournment: The next meeting will be Monday, September 12, at Bob Cosgriff's.

The meeting was adjourned at 10:05 p.m.

Respectfully submitted,



Cathy Rattan

MINUTES
HFCA BOARD MEETING - 12 SEPTEMBER 1994
Bob Cosgriff's Home

The meeting began at 7:30 p.m. Present were: Pam Barrett, President; Bob Cosgriff, Vice President; Cathy Rattan, Secretary; Jeff Lindsay, Treasurer; Greg Gillette, Architectural Committee Chair; Ron Arnold, Neighborhood Watch Chair. Richard Akers, Grounds Committee Chair, was absent. Also present were homeowners, Ron Cruz and Ed Mougín.

Personal Property/VDOT Land Dispute: Ed Mougín and Ron Cruz presented their concerns to the Board regarding the dispute over land and road ownership/responsibility at the south end of Harvester Farm Lane and adjacent to their properties. Originally, the street was designed to go through (with no turn-around/cul de sac design) to the next neighborhood/lot. However, when the street was put in, a large portion of the property belonging to Messrs. Mougín and Cruz was carved out by VDOT and paved forming a turn-around/cul de sac. The land between the two properties is owned by VDOT but until recently has been maintained by the two property owners. Mougín and Cruz pay taxes on the paved area which is shown on the land plat as their property. Due to changes in zoning and new construction beyond this area, the street will not proceed through as originally planned. Construction workers, including the developer, and other home owners in the new development, are parking their cars on Harvester Farm in front of and near the Cruz and Mougín homes and walking on the property between to the new residential area beyond.

This matter has been brought to the attention of previous Boards but has not yet been resolved. To eliminate trespassing and potential parking problems, the homeowners and the Board agreed that the matter should be resolved as quickly and fairly as possible. Pam Barrett was delegated to discuss the matter with Sharon Bulova to seek a solution; i.e., possible reasonable compensation for the personal property that was paved and is actually part of the street, turnover of the disputed street area to VDOT, land currently owned by VDOT and originally intended for street use turned over to either property owners or HFCA as common ground property.

Upon being assured that the Board (Pam Barrett!!) will pursue the matter and seek a judicial solution, Messrs. Cruz and Mougín departed about 9 p.m.

President's Report: The Fairfax County Task Force has agreed to everything presented by HFCA and G. Mason Forest Boards. However, O'Rourke's attorney is opposing consolidation of the neighborhoods.

A meeting was scheduled for a definite time/date for Pam and Richard to meet with FFX County officials and an engineer to discuss the sewer easement/installation between Hickory Farms and Mosby Woods where Burke Station Wood developers want to connect into the sewer line. The officials arrived early and completed their survey without the HF representatives being present. There is much concern about the elevation of the streambed and whether or not the connection can be made properly. Pam is still pursuing a solution to this problem.

Minutes: Minutes of the previous meeting were approved with the addition of the word "Park" in the blank on page 1.

Neighborhood Watch Report: Ron discussed schedule changes for the Neighborhood Watch. He demonstrated the new carrying bag for the equipment and the new magnetic signs for the car. The total cost for the specially designed bag (\$156) and the signs (\$78) exceeded the originally approved amount. The Board unanimously approved the additional expense.

Annual Meeting: Reservations have been made at Green Acres Elementary School for the annual meeting at a cost of \$5.00. The cafeteria is reserved for our use from 7 to 10:00 p.m. on Thursday, October 27.

Cathy will arrange refreshments - cookies, instant coffee and tea, etc.

A sample agenda and proxy form will be distributed to all HFCA home owners/residents along with the September Newsletter.

The Board agreed not to have a guest speaker this year due to the amount of business at hand.

Neighbor of the Month: This matter was discussed with no definitive action taken on defining criteria/procedure, etc.

Building and Grounds Committee: Fall clean-up will be October 8 beginning at 8 a.m. followed by an Oktoberfest (picnic) at 2 p.m. The Board once again will provide food, sodas, paper products and plastic utensils.

Motion Approved: That expenditures up to \$50 for additional plants be allowed for the common ground plantings.

Treasurer's Report: Jeff presented the current report dated 9/8/94 indicating a current balance on hand of \$27,428.97. A draft proposed budget for 1995 was also distributed. A final proposal is required for the annual meeting for approval by the Homeowners.

Motion Approved: The Board will purchase small American flags for July 4th which will be distributed via Ken Buchanan to each HFCA lot. A dollar amount was not determined; however, it will be small!

School Bus Service: Pam is still trying to reestablish bus service for Frost, and possibly, Woodson students.

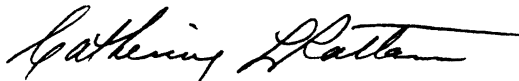
Residential Youth Services: Bob Cosgriff agreed to attend a meeting regarding needs for 8-12 year olds. This is the same organization that sponsors Lambda House.

Neighborhood Concerns: Currently, there are three known houses being rented to George Mason University students. Concerns include the legality of tenants (are they exceeding/abusing county codes?), appearance of the property (unkempt yards, beer cans, trash, etc.), late/loud parties, lots of parked cars, etc. Bob drafted a letter to GMU seeking their assistance in reaching a solution. Also, he will notify the home owners.

Nomination Committee: Volunteers for the new Board include Karen Lutz, Brenda Denny, Kathy Gillette. Some current members may run again!

The meeting was adjourned at about 10 p.m.

Respectfully submitted,



Cathy Rattan, Secretary

MINUTES
HFCA BOARD MEETING - 3 OCTOBER 1994
Jeff Lindsay's Home

The meeting began at 7:30 p.m. All members were present, i.e.: Pam Barrett, President; Bob Cosgriff, Vice President; Cathy Rattan, Secretary; Jeff Lindsay, Treasurer; Greg Gillette, Architectural Committee Chair; Ron Arnold, Neighborhood Watch Chair; Richard Akers, Grounds Committee Chair. Also present was a guest, Andy Fisher, who came to represent the George Mason students occupying a house on the corner of Cotton Farm Road and Harvester Farm Lane.

Group House Issues: There are currently three known houses being rented to students at George Mason University. Bob Cosgriff invited each household to send a representative to this Board meeting. Andy Fisher was the only one to respond. Pam briefly explained to Andy the Board's concerns which included - large numbers of people at the house, late night parties, limited parking, exterior maintenance of the house and yard. She and Bob, as well as other members, expressed concern about the impact on resales as well as emphasizing that this is a residential area principally occupied by homeowners expecting basically a residential atmosphere (peace and quiet!). Andy indicated that he would see to it that the yard will be maintained properly and that he will remind the other occupants of the house that there are restrictions and he will attempt to see that the occupants observe the HFCA guidelines. Andy's phone number is 323-7146. After considerable discussion, Andy departed at 8:27 p.m.

The Board agreed that the Fairfax County ordinances regarding home occupancy should be researched. The Board further agreed that a letter should be sent to the homeowners as well as occupants of these three houses.

Approval of Minutes: The September 12 minutes were approved with one correction - under Neighborhood Watch the costs were \$78 for the bag and \$156 for the signs.

REPORTS

Neighborhood Watch: Problems continue with the Wilburger house on Harvester Farm including fights (at least four reported), under-age drinking, and "wild" parties. Police have been called to the home on more than one occasion. A letter will be sent to the Wilburgers citing Article VII, paragraph 1 of the Covenants. Also, neighbors will be asked to speak to the parents.

Ron will pursue having someone from the Police Department to attend the annual meeting.

Ron will investigate the cost of Neighborhood Watch hats for homeowners willing to serve as "walking watchers" during the day.

Architectural Control: Greg has received two additional requests for application forms. He will give an oral report on 1994 home improvements during the annual meeting.

Grounds Committee: Two bids came in for repairing the asphalt walkway on the lower common ground area. Richard recommends the lower bid of \$4,400 by Al Asphalt Company. This expense request will be presented at the annual meeting on October 27 for homeowners approval. Repair and/or resurfacing of other areas of the community walkways will be included in the 1995 Proposed Budget.

Bids are coming in for next years lawn service but a decision will be made at a later date.

Motion approved: Expense not to exceed \$200 for the purchase of mulch and flowers for the common ground clean-up and fall planting.

Final plans for the Oktoberfest and common ground clean-up were made. It was noted that members of Lambda House would participate.

Follow-up on previous concerns: Mr. Riffle has planted some dogwood trees to replace the large trees which were cut down on the common ground area behind his house. He has started moving the storage shed from common ground to his land. The owner of the other storage shed on common ground will be reminded to move it.

Newsletter: The Board agreed not to do an October newsletter. The next one will be mid-November.

Treasurer: Jeff distributed the October 1994 report and a 1995 Proposed Budget. The sum of \$12,000 was added to the latter for capital improvement, i.e. repairing the asphalt walkways on the common grounds (pathway from Roberts Road behind Still Meadow, between the houses on Wheatfield Court, along Roberts Road, and wherever else may be necessary). Jeff will prepare the final budget recommendations for distribution at the annual meeting.

Annual Meeting: The Board approved an expense not to exceed \$75 for refreshments and supplies (name tags) for the annual meeting on October 27th.

Directories and car tags from last year will be available at the meeting for residents who do not have them. A list of newcomers to up-date the directory would be nice to have for the meeting.

School Bus: Attempts continue to be made to contact Emily Snyder and seek a solution to the school bus issue for Frost students and also, perhaps, for Woodson students.

Natural Gas: Gas lines are being extended into other areas of Hickory Farms including homes on Spinning Wheel Court and Farmhouse Lane.

Easement Concern - Harvester Farm Lane: The County cannot provide compensation for land taken over by VDOT for the road. The homeowners want the County to pay for survey and other expenses of the area in question. The file will be reviewed by Florence Naeve in Sharon Bulova's office and will be discussed further with Pam Barrett.

Sewer Easement - Burke Station Woods: The developer has paid to have the area surveyed and must re-submit his request for approval. It may be that the proposed sewer connection will not meet the County requirements regarding grade, land cover, etc.

The meeting was adjourned at 10:45 p.m. The next meeting will be November 7 at Ron Arnold's house.

Respectfully submitted,



Cathy Rattan, Secretary

MINUTES
HFCA Board of Directors Meeting
7 November 1994 - Ron Arnold's Home

The meeting was called to order at 7:30 p.m. by the president, Pam Barrett. All members were present. Darlene Weinstein also attended as a visitor.

Minutes of the previous meeting, October 3rd, were approved as presented.

Committee Reports

Architectural: No new activities

Grounds: Paving repairs on the lower common ground area have been completed. The invoice had not been received as of this date.

Neighborhood Watch: Some more people signed up for the Watch roster at the annual meeting. Otherwise, everything was as usual.

Newsletter: Target date for distributing the next newsletter was set for Saturday, November 19. All news contributions are due at Cathy's by Monday, November 14.

Treasurer's Report: The treasurer's report of November 7, 1994 was distributed and accepted by the Board.

Old Business

Annual Meeting - After-action: Pam received one strong objection to the "Kate & Allie Law" discussion and vote. However, other comments received after the meeting were positive.

Roberta Lee will be contacted regarding the school bus situation for Frost and Woodson students. Dr. Johnson will be contacted regarding HFCA school bus concerns.

Fall Clean-up: More mulch needs to be distributed. Fairfax City will deliver mulch free of charge (sometimes). The city will be contacted as a possible source of mulch.

Octoberfest - After-action: Everyone was pleased with the turnout and work accomplished. Benches still need to be returned to their regular spots.

Group Houses Issue - Follow-up: Letters were sent by certified/registered mail to the home owners and the three group houses. The letters were received as evidenced by the "receipt" cards which were returned to Pam but to date there has been no verbal or written response. Pam and Bob plan a visit to the George Mason University coordinator for fraternities and sororities.

A letter also was sent to the Wilburgers whose home has been the site of several late night boisterous parties sometimes resulting in the police being called to quell the disturbances. No response from them either to date.

Darlene suggested that the Board and the community work together to provide names of potential home buyers and renters to HFCA home owners planning to sell or rent their properties.

Mougin/Cruz vs VDOT Problem: Pam met David Counts, the developer of the new houses being constructed beyond the area in question (ref. September 12, 1994 Board minutes). They discussed the Mougin/Cruz concerns. Pam also has discussed the problems with Sharon Bulova's office. In conclusion, following a land survey, the County will actually swap the land used for the street with the property owners for the land between the two houses that currently belongs to VDOT.

New Business

Board Transition: The newly elected Board members for 1995 will be invited to attend the December Board meeting. Current members will brief them on the past year's activities and committee procedures and actions. Following the meeting, the current Board may adjourn to a restaurant for a late dinner.

HFCA Properties in Disrepair: The 1991 Board approved an amendment to the By-Laws empowering the Board to take action against property owners who do not maintain their property according to the Covenants. It was suggested that the Board should enforce, gently, the covenants as a protection for all home owners. Several homes have broken-down fences, broken or badly faded shutters (or, as in one case, no shutters at all), and others have trash piles, clutterer carports, etc. As a positive approach, perhaps the Board could award honors or prizes to homeowners whose homes are well maintained, landscaped, etc.

Darlene suggested a referral list of contractors for the newsletter and also homeowners who will exchange services. For example, she will baby sitting, run errands, etc. in exchange for help with projects she cannot handle at her house. This received a favorable response.

Gas Line: The gas company will extend gas lines into HFCA homes but require a minimum number of participants. Currently, they are looking for 13 homes on Cotton Farm and Farm House Roads. The company also requires the installation of two gas appliances per home at the time of the gas line extensions.

Adjournemt

A motion was made, seconded, and approved that the meeting be adjourned at 9:36 p.m. The next meeting will be held on 5 December at Greg Gillette's home (ref. minutes of May 2nd, 1994).

Respectfully submitted,



Cathy Rattan, Secretary

HICKORY FARMS COMMUNITY ASSOCIATION

BOARD MEETING

JANUARY 9 7:30PM

BRENDA DENNY'S HOUSE

4286 COUNTRY SQUIRE

HICKORY FARMS COMMUNITY ASSOCIATION

Minutes for the Board of Directors' Meeting, 8 December, 1994

The meeting was held at Greg Gillette's house and was called to order by the President, Pam Barrett, at 7:30 p.m. Members present were Bob Cosgriff, Richard Akers, Ron Arnold, Greg Gillette, and Jeff Lindsay. New Board members, Tish Lobb, Ginny Herchert, Kathy Gillette, and Brenda Denny, were also present and were welcomed by Pam.

Minutes of the November meeting were read and approved with one correction. A meeting agenda and Treasurer's Report were distributed to all present.

Architectural: Greg Gillette reported that there were no new requests for architectural review. From past business, Sam Riffle has not moved his shed which is now on common grounds. Mr. Riffle also has assorted debris in the common area. There was discussion regarding what steps should be taken by the association. It was agreed that either a visit or another letter to Mr. Riffle is in order, with a carbon copy to the association's lawyer, and an enclosure of the original letter sent. If no action is taken as a result of this, another letter will be written by the association's lawyer.

Grounds: Richard Akers reported that Fairfax City has given some free mulch to Hickory Farms; Richard will call again next month to see if more free mulch can be delivered. Bob Sottile will soon convene the Roberts Road Path Committee. This committee will look into whether the path along Roberts Road should be refurbished or if another course of action should be taken. Many suggestions were made, and it was agreed that the committee needs to clarify the issue, and also to look into the possibility of the county helping out. A check for \$4,400 was sent to Al Paving for the work which was done on the path in the lower common area. Estimates have been received from various companies for lawn care for Hickory Farms for next year. Richard will send out for bids and specify the duration of services, spaces to be cut, etc. Richard hopes to have the estimate approved by the February meeting. On December 4 Ron Arnold and Richard Akers worked on trimming trees in the upper common area.

Neighborhood Watch: Ron Arnold reported that most weekends are covered by both old and new volunteers on the committee. Ron reported that there are still some concerns about the Wilburger house and the disturbance of neighbors. Ron recently attended a Fairfax County Police meeting where a presentation was made by a detective in criminal investigations.

Treasurer: Jeff Lindsay submitted the Treasurer's Report as attached. Outstanding bills include the past two lawn cuttings. Jeff will submit one more report and then turn over his responsibilities to the new board member.

Old Business

Group Homes Issues—George Mason University Students: Pam Barrett and Bob Cosgriff met in November at George Mason University with Mick Ellis, Directory of University Unions and Student Activities, Doug First, an advisor to one of the fraternities and the Director of Environmental Safety and Risk Management, and Jeff Brandwine, Assistant Vice President for Human Resources. Pam and Bob gave an overview of the neighborhood's concerns regarding the fraternity houses and student houses within Hickory Farms. Some of the issues discussed

were the number of guests at and frequency of parties, exterior appearance of the houses, and failure to comply with Hickory Farms regulations. Bob Cosgriff has met with one representative from each of the three houses and explained the neighborhood's concerns. Mr. Brandwine reported that GMU has no legal authority to make these students comply with our neighborhood provisions. He suggested that the homeowners are ultimately responsible for the home and the activities which take place there. Mr. Ellis suggested that if police get involved then the matter could be brought in for judicial review by the Greek council at George Mason. Pam will write a letter to the three GMU representatives thanking them for their time. Bob Cosgriff will send another letter to the homeowners asking for their assistance in this matter.

School Bus vs Walk Issue: Roberta Lee is the chair for the committee and is presently working with Carla Shope. A letter will be written to the Area II Supervisor regarding the length of walk (1.5 miles) and the safety issues for students walking to Frost and Woodson.

Harvester Farm Parking Issue: Mr. Mouglin, Mr. Pressler, and Mr. Cruz have complained about the construction vehicles and private vehicles which park at the end of Harvester Farm at the cul-de-sac for quick access to the adjoining neighborhood. The complaints resulted in Pam Barrett contacting Fairfax County. Pam requested that a traffic department neighborhood liaison police officer contact Mr. Dave Counts, the developer of the adjoining neighborhood. As a result of the conversation, Mr. Counts apologized to Ron Cruz and said he understood the Hickory Farms neighbors' concerns. A permanent solution is in the works: the two homeowners at the end of Harvester Farm may trade the street property which they currently own for the grassy area, which VDOT currently owns.

Transition of New Members: A motion was made that the positions as described below be approved as the new Board for the Hickory Farms Homeowners Association. The motion was approved by unanimous vote:

President--Pam Barrett
Vice President--Bob Cosgriff
Treasurer--Tish Lobb
Secretary--Kathy Gillette
Architectural Review--Brenda Denny
Neighborhood Watch--Ginny Herchert
Grounds--Ron Arnold

The new members were introduced to their Board responsibilities by their counterparts.

1995 Goals:

Resolution of the School Bus vs. Walk Issue
Architectural Review--Proactive approach--discussion of a "fix-it day" for problem houses, with neighbors assisting neighbors rehanging shutters, fixing fences, etc.
Spring Fling and Oktoberfest
Roberts Road Entrance--Press the issue with the state regarding fixing the dangerous intersection
GMU Student Issue

Adjournment: A motion was made, seconded, and approved that the meeting be adjourned. The next meeting will be held on January 9, 1995, at Brenda Denny's house (4286 Country Squire Lane). The next newsletter will be distributed on January 20, 1995.

HICKORY FARMS COMMUNITY ASSOCIATION

Minutes for the Board of Directors' Meeting, 9 January, 1995

The meeting was held at Brenda Denny's house and was called to order by the President, Pam Barrett, at 7:30 p.m. Members present were Bob Cosgriff, Ron Arnold, Tish Lobb, Ginny Herchert, Kathy Gillette, and Brenda Denny.

Minutes of the December meeting were approved as submitted. A meeting agenda and Treasurer's Report were distributed to all present.

Architectural: Bob Cosgriff spoke with Sam Riffle regarding his shed which is presently located on common grounds. Bob also addressed the problem of assorted debris in the common area. Mr. Riffle will probably need to use a winch to move the shed, and he says that he is waiting for the weather to cooperate in order to complete the job. There will be an update at the next meeting, and the committee decided that Mr. Riffle be given another three months to move the shed. Bob Cosgriff submitted a draft letter to Pam Barrett which could be used in case the shed is not moved.

Grounds: Ron Arnold is collecting estimates for lawn service.

Neighborhood Watch: Nothing to report.

Treasurer: Tish Lobb submitted the Treasurer's Report as attached. Members of the committee who will be able to sign for checks signed the signature card for the bank (Bob Cosgriff, Pam Barrett, Kathy Gillette, and Tish Lobb). The committee discussed the form for association dues which should go out with the January newsletter, and it was agreed the old form was acceptable, with changes of the dates to 1995. The lawyer for HFCA has moved to a new legal firm: Segan, Mason and Mason. was suggested that the committee seek advice from Kennedy Buchanan on legal firms which deal with community associations. Tish Lobb will be preparing disclosure packets ahead of time for new homeowners. A bill from the IRS was received for \$11 for tax overdue.

Secretary: The committee discussed when the next newsletter would go out. Copy should be given to Kathy Gillette by Jan. 18th, and the newsletter will be delivered on Jan. 21st. The committee also discussed newsletter delivery areas.

Vice President: Bob Cosgriff will have more history for the January newsletter. Bob's article on the Courthouse was submitted for publication in *The Civil War* magazine.

President: The Association will soon have a Kinkos charge card available to some members. A motion was made to pay \$10 in dues to rejoin the Braddock District Council (an organization of homeowners associations in Sharon Bulova's district), and the motion was passed. Pam Barrett announced that there will be a debate of the candidates for chairman of Fairfax County Board of Supervisors on Wednesday, January 11, 1995, at 7:30pm at the Chapel Square Media Center. A new project to increase community awareness is being adopted by the Braddock District. The project will provide for eight signs to be placed on main arteries throughout the district. The signs will provide space for ~~neighborhood associations~~ ^{Braddock District} to advertise meetings, etc. Pam also reported that the "Kate and Allie" law has been tabled for further discussion by the Braddock District Council. Fairfax County Public Schools has asked for a budget increase, and this proposal was submitted to the Braddock Council. A recent tree preservation resolution has been objected to by developers. The resolution would conserve existing trees in construction areas.

Old Business

Roberts Road Path: Pam Barrett will discuss with the County whether HFCA can get rid of the existing path and naturalize the area.

Group Homes: If problems reoccur at the group homes (rented by George Mason University students) in HFCA, a pointed letter will be sent to homeowners.

School Bus Issue: Roberta Lee found that from her front door to the door of Frost Intermediate School was 1.5 miles. There still some dispute as to whether the busing boundary is 1.5 miles or 2.0 miles from home to the school.

Still Meadow and Roberts Road Intersection: Pam reported that the County does not plan on doing any improvements to the Still Meadow/Roberts Road intersection due to lack of funding.

New Business

Fix It Up Day: There was discussion regarding the neighborhood Fix It Up Day, an idea brought up by Darlene Whetstone at a previous meeting. It was agreed that April 1 or April 8 would be good dates. Bob will write an article for the newsletter with discussion about Fix It Up Day.

Spring Fling: The Spring Fling was scheduled for May 6, with a raindate of May 13. The cleanup part of the day will be from 8am-12:30pm, and the picnic will be held from 2-5pm.

Oktoberfest: Oktoberfest will be held on October 14, with a raindate of October 21, tentatively.

Annual meeting: The annual meeting of the Hickory Farms Community Association will be October 26, 1995.

Schedule for Monthly HFCA Meetings:

February 6	Ron Arnold
March 6	Ginny Herchert
April 3	Kathy Gillette
May 1	Tish Lobb
June 5	Pam Barrett
July 10	no meeting
August 7	Bob Cosgriff
September 11	Brenda Denny
October 2	Ron Arnold
November 6	Pam Barrett
December 4	Bob Cosgriff (old board and new board)

Free Discussion

Speed Bumps: Ron Arnold is looking into the possibility of having state-funded speed bumps placed at key locations in the neighborhood to decrease cut-through and speeding traffic.


Curb Paving: Curb paving and roadway improvements for Hickory Farms will be done this spring.

Adopt A Highway: There was discussion about HFCA adopting the Burke Station and/or Roberts Road frontage and getting a sign stating the same.

Wildlife Sanctuary: Bob Cosgriff suggested that HFCA may be able to get our common area designated as a wildlife sanctuary by legislative decree. He will be looking into this in the future.

The meeting adjourned at 10pm.

Respectfully submitted,



Kathy Gillette
Secretary

Minutes for the Board of Directors' Meeting, 6 February, 1995

The meeting was held at Ron Arnold's house and was called to order by the President, Pam Barrett, at 7:30 p.m. Members present were Bob Cosgriff, Ron Arnold, Tish Lobb, Ginny Herchert, Kathy Gillette, and Brenda Denny.

Minutes of the January meeting were approved as submitted after Pam noted one correction. A meeting agenda was distributed to all present.

Architectural: Brenda Denny reported that the Cotners on Farm House Lane have submitted a proposal to the Architectural Committee to build a deck. A meeting of the Architectural Review Committee will be held on Friday February 10 to review the plans. The Rifles' shed is on the agenda to move on Fix-It-Up Day.

Grounds: Ron Arnold has collected estimates for lawn service from two companies, R&R Landscaping (\$390/cut) and Watt-A-Lawn (\$410/cut). Ron recommended staying with R&R Landscaping since the price was lower, the company knows the area, and they also include taking care of heavy thatch in the proposal. A motion was made to accept the recommendation to use R&R Landscaping, and the motion was approved.

Neighborhood Watch: Ginny Herchert has reported that some people are having difficulty making their committed weekend Neighborhood Watch patrols. Ginny recently attended a police meeting where the discussion centered on the difficulty of getting volunteers. Ginny proposed that HFCA buy a software program called Microsoft Access from Ron Arnold with the purpose of keeping a database of tenants in the neighborhood. Ken Buchanan will provide updates. Tish Lobb will also give updates to Ginny as tenants of rented houses change. A motion was made to buy the software package for the homeowner's association, and the motion was approved to pay \$128.06 for the package.

Treasurer: Tish Lobb reported that to date \$3,605 has been collected in dues, and \$33.87 in interest. Outgoing expenditures amounted to \$199, for a balance of \$19,300. Tish reported that the Yeagers (Cotton Farm Road) have sold their house, and they have requested a disclosure packet for the buyer. A credit for \$25 was noted by our attorney's office.

Secretary: Kathy Gillette informed the committee that copy for the February newsletter is due on February 20. The newsletter will be completed and distributed on February 25. Suggestions for newsletter were made: 1) kids' ads for services for lawn mowing and babysitting; 2) births, marriages, graduations, promotions, etc.; 3) birds seen in the neighborhood; 4) unusual wildlife sightings (Pam Barrett's flying squirrel, "Rocky").

Vice President: Bob Cosgriff reported that we need more volunteers for Fix-It-Up Day. To date, there is only one volunteer. Bob suggested that HFCA seek advice from a lawyer on dealing with the group home issue.

President: The developers of the property on Burke Station Road are suing for return of the \$1,000 which was paid to HFCA in late 1993. (The Board agreed to let them seek signatures for approval of an easement for sewer and was given \$1,000 by the corporation.) The lawsuit has named Pam Barrett, and papers were received via postal mail regarding the small claims court date of February 28. Pam asked for advice from the committee on how to deal with the lawsuit. The committee agreed that Pam should seek legal advice from an acquaintance before the court date.

Pam commented on the improvement of plowing in the neighborhood, which was done by a contractor of VDOT. Although the plowing was done in a timely manner, there was damage done to curbs in the neighborhood by the graders which plowed.

Old Business

Speed Humps: Ron Arnold suggested that one action which HFCA could look into for deterring speeding and cut-through traffic is speed humps. These are not as destructive to cars as speed bumps, and would generally slow down traffic in areas

offered to do a traffic count on Friday afternoon between 5pm-6pm, and Tish Lobb has offered to do a traffic count on a weekday morning from 6:30am-7:30am.

School Bus Issue: The area IV office says that the busing boundary is 1.5 miles, which is different from what they told Roberta Lee (2.0 miles). From Robert Lee's front door to the door of Frost Intermediate School was 1.5 miles.

Path Along Roberts Road: If HFCA decided to clear the path along Roberts Road, we would have to pay \$500 for a permit to clear the asphalt. There is a regulation for Chesapeake Bay conservation which specifies that clearing 2500 square feet or more requires the \$500 permit. The "Pathway Committee" formed at the annual meeting has not yet met.

Harvester Farm Parking: Ron Cruz has complained that the Counts parking in the cul-de-sac at the end of Harvester Farm continues to be problem. Mr. Cruz and Mrs. Counts have had arguments about the parking issue. (Previously, Mr. Counts had met with a police neighborhood liaison officer and had agreed to discontinue parking at the end of Harvester Farm.) Bob Cosgriff did talk to Mrs. Counts in January, but did not get an agreement to cease parking.

The meeting adjourned at 9:30pm.

Respectfully submitted,

Kathy Gillette
Secretary

Hickory Farms Homeowners Association

Minutes for the Board of Directors' Meeting, 3 April, 1995

The meeting was held at Kathy Gillette's house and was called to order by the President, Pam Barrett, at 7:45 p.m. Members present were Bob Cosgriff, Ron Arnold, Tish Lobb, Ginny Herchert, Kathy Gillette, and Brenda Denny.

Minutes of the March meeting were approved as submitted after Brenda noted one correction. A meeting agenda, treasurer's report, and Spring Common Grounds Projects were distributed to all present.

Architectural: A letter to Buddy Thompson will be sent noting the discrepancies which were found, mainly that the HFCA form must be submitted a month in advance of construction. No new applications for construction have been received by the Architectural Review Committee.

Grounds: The path which runs on the north side of Hickory Farms belongs to Hickory Farms and as such is our responsibility to maintain. Ron Arnold will contact Bob Sottile regarding getting the committee together to assess the path and decide what needs to be fixed. (More Grounds issues were discussed towards the end of the meeting.)

Neighborhood Watch: Ginny Herchert reported that during the first week of March on a school night, several (5-7) truck and car windows were smashed. Fairfax County police say that this is a typical Fairfax County crime, and they suggested that neighbors keep their vehicles in their driveways. Ginny reported that April is Clean Fairfax County month, and that Clean Fairfax County, Inc. has offered free trashbags, painters hats, etc. to groups within the county for cleanup days. Ginny will try to take advantage of this free merchandise. The neighborhood watch will be changing hours for the summer months after the beginning of daylight savings time. Fairfax County offers a program which is a resource for parents and children who need assistance with family problems. Social workers are involved in this program. This would be a worthwhile article to report in the upcoming newsletter.

Treasurer: Tish Lobb reported that five more houses still need to pay their dues which were due on March 10. Tish also distributed the Treasurer's Report. She also reported that a neighbor, Andrea Jones, had contacted her regarding a suggestion that the neighborhood pursue a 3-way stop at Burke Station Road and Cotton Farm Road.

Secretary: Articles for the next newsletter should be submitted to Kathy Gillette by April 17th, so that the newsletter can be delivered on April 21. Kathy will try to have the newsletter distributed to the committee so that the tree planting activities of April 22 can be advertised to the neighborhood. Pam Barrett made a suggestion that an article go in the newsletter asking neighbors to park on streets instead of driveways. This would make the community more attractive, less vulnerable to vandalism, and would encourage people not to park in front of other's homes.

Vice President: Bob suggested that a letter go out to the group home owners. This letter would inform owners that the house on Cotton Farm Road is in need of extensive repairs and refurbishing since the group of students has moved out. (The owner is selling the house.) The letter would sensitize other group home owners to the liabilities they will face when the group moves out. The letter would also remind owners to adhere to zoning rules (4 unrelated adults maximum in a house). Bob also mentioned that the storm damage to curbs has been noted, and this information will be relayed to the County. The County will allow 22% over what had originally been budgeted due to sidewalk damage caused by snow removal vehicles.

President: Pam Barrett reported that the Burke Station Woods vs. Hickory Farms lawsuit was not heard on the slated date. Burke Station Woods will need to retain an attorney. HFCA's attorney sent them a letter indicating that the warrant was an abuse of civil process. HFCA could sue Burke Station Woods developers.

Speed Humps: Sharon Bulova has expressed concern regarding the speed humps in the City. She feels that this will create more cut-through traffic in Hickory Farms. Fairfax County performed a traffic count. There has been no feedback on the traffic count as yet. Prince William Drive in Mantua has speed humps, which do not require a complete stop to go over. Pam Barrett showed the committee pictures depicting the difference between speed bumps and speed humps. (These pictures may go in the next newsletter.) Ginny Herchert told the committee about a discussion with a neighbor who expressed concern that fire trucks and emergency vehicles would have trouble dealing with the speed humps. Kathy Gillette will contact Dempsey Wilson regarding speed enforcement in the neighborhood.

School Bus Issue: George Mason Forest faces discontinuance of their school bus service next year. There will be a meeting at 7pm, April 4, at Sharon Bulova's office regarding the busing issue. Hickory Farms' representatives will be Pam Barrett and Bob Cosgriff. The County's argument for not providing bus service to Hickory Farms is that it is fiscally constrained.

Spring Fling - Final Plans: Ron Arnold handed out a detailed list of the projects which HFCA would like to complete this spring. There was a lot of discussion on the details of the plan (see attached plan). Following are details on the actions which were taken by the committee:

- The committee approved a \$50 donation to Ecology Crossroads for the free trees which will be planted on April 22.
- The committee approved a motion for HFCA to get two more estimates for removal of the car parts from the creek (behind the Whetstine's house). The committee approved an amount not to exceed \$200 for removal and disposal of the car parts.
- The committee approved \$40 for purchase of 20 bags of topsoil for use on the tree planting day.
- The committee approved purchase of 30 cubic yards of high grade mulch (or whatever amount which can be purchased), not to exceed \$600.
- The committee approved the purchase of low cost work gloves for volunteers at Spring Cleanup Day.
- The committee approved that the wild flower garden and entrance areas could be taken on as single projects by anyone interested.

The Spring Fling and Cleanup Day will be advertised in the upcoming newsletter on a separate color sheet. The flyer will encourage families to bring international dishes, chairs and sports equipment.

The meeting adjourned at 9:40pm.

Respectfully submitted,

Kathy Gillette
Secretary

Hickory Farms Homeowners Association

Minutes for the Board of Directors' Meeting, 1 May, 1995

The meeting was held at Tish Lobb's house and was called to order by the President, Pam Barrett, at 7:48 p.m. Members present were Bob Cosgriff, Ron Arnold, Tish Lobb, Ginny Herchert, Kathy Gillette, and Brenda Denny.

Minutes of the April meeting were approved as submitted. A meeting agenda was distributed to all present.

Grounds: On Thursday May 4, Martin Logging Inc. will pull the car parts out of the creek behind the Whetstine's house. ~~Ron Arnold~~ ^{Bob Cosgriff} will contact Bob Sottile to review the path situation behind Still Meadow. Bob Sottile will get together a committee to review this. Ron Arnold completed building five bridges on the path behind the creek. The path will be mulched on Clean Up Day. HFCA will receive some free mulch from Vienna Tree Experts. The neighborhood will also order high grade mulch for mulching the bradford pears and the lower common area (25 yards of mulch?). Trees were planted in common areas on Earth Day. There was discussion regarding the upcoming Clean Up day. Starting time is 8am. In addition to mulch, it was decided that HFCA would purchase two flats of vinca (or some other type of perennial) for the two entrances, 15 bags of topsoil, and roundup. Lamda House residents will help with cleaning the creek and planting.

Treasurer: Tish Lobb reported that four more houses still need to pay their dues which were due on March 10. One of these homeowners also has two cars with out-of-date inspections parked on the street. It was also noted that their grass is very high, and Brenda Denny agreed to speak with this neighbor regarding the situation with the grass and the stranded cars.

Neighborhood Watch: Ginny Herchert announced that a new schedule for the next six months would be mailed out very soon. There was discussion regarding the "speed enforcer" (a mobile trailer with a large electronic display that reports the actual speed of motorists) which had been placed on Cotton Farm Road during the previous week. Between the hours of 7:30am-11:30am, there were 178 cars passing, with an average speed of 22.3 mph, with the highest speed clocked at 38 mph. During her neighborhood watch, Rose Scala asked that the committee give a reminder to neighbors to close open windows and garages, put away any toys on sidewalks and driveways, and to use outside lighting to deter crime.

Architectural Control: Brenda Denny reported that she has had three requests from the Architectural Control Committee for building. Her committee will be meeting to discuss these requests.

Secretary: Articles for the next newsletter are due on May 15. The newsletter will be dated May 20.

Vice President: Bob Cosgriff suggested that we try to get back into having House of the Month for Hickory Farms. ~~Bob~~ ^{BW} suggested that the Lees on Cotton Farm have done considerable work to the outside of their house in the past month or so. The committee also discussed having a group of Homeowners Association people "tour" the neighborhood and point out houses that need help.

President: Pam Barrett reported that Bob Cosgriff was nominated for an award (through United Way) for volunteer work that he has done with Lamda House. This will go in the June newsletter.

Pam Barrett reported that the Burke Station Woods vs. Hickory Farms lawsuit has a September 13 court date. By May 20, a bill of particulars is to be filed by the developers, which will outline their case. The committee will discuss what action to take after seeing the bill of particulars at the June meeting.

According to the traffic count done by the County, our neighborhood qualifies for speed humps. More discussion will be had on this issue at a later date.

On the school bus issue, a decision will be made within a week of the meeting at which Pam and Bob met with School Board member, Emily Snyder, Fairfax County School representatives, and Paul Kite from George Mason Forest.

Pam also relayed information about Braddock Nights, a new "music in the park" program coordinated by Sharon Bulova's office for residents within the Braddock District. Volunteers are needed for this program.

Spring Fling: The committee discussed final plans for the Spring Fling. Discussion involved who would work on certain areas of the common grounds and the picnic afterwards.

The meeting adjourned at 9:26pm.

Respectfully submitted,

Kathy Gillette
Secretary

Hickory Farms Homeowners Association

Minutes for the Board of Directors' Meeting, 5 June, 1995

The meeting was held at Pam Barrett's house and was called to order by the President, Pam Barrett, at 7:48 p.m. Members present were Bob Cosgriff, Ron Arnold, Tish Lobb, Ginny Herchert, and Kathy Gillette.

Minutes of the May meeting were approved with one correction. A meeting agenda was distributed to all present.

Architectural Review: Kathy Gillette presented Brenda Denny's report. The Architectural Review committee met on May 18 and approved 3 sheds, 1 deck, and 1 partial fence. Brenda asked that we try to bring to homeowners' attention that lawn upkeep includes taking care of edging curbs and sidewalks, and getting rid of grass between cracks. Recently Bob Cosgriff has spoken with a few neighbors regarding lawn upkeep. These neighbors were receptive to Bob's suggestions to maintain their lawns. A suggestion was made that the Committee develop a list for evaluating houses. Also discussed was the possibility of putting this "report card" in the newsletter. There was discussion regarding boats and trucks which park in front of houses. At this time of the year, it is important to remind homeowners that boats and trucks should not be parked on the street.

Grounds: Ron Arnold reported that the fifth (last) bridge on the new creek path has been moved. The bridge had originally been put on property that does not belong to Hickory Farms. The bridge is now legally on Hickory Farms property. Ron cut a path from the end of the creek path through to the end of the asphalt path. The Committee discussed applying Roundup on the new part of the path and eventually mulching the new path. The Klingemanns and Rich Akers were missed in the last newsletter where volunteers were thanked for their assistance in the neighborhood. This will be in the next newsletter. Bob Ambrogi donated a red-stemmed dogwood which has been planted in place of a hemlock tree that died (in the area between Hickory Farms and the Toole's property). This should be noted in a newsletter. The wildflower gardens are coming along quite nicely. The suggestion was made to put a small (1 to 1 1/2' high) sign saying "Hickory Farms Wildflower Garden."

Treasurer: Three homeowners have still not paid their dues. Tish Lobb also reported that Rod Ivy (lawn service) has only billed HFCA for \$990. Ron indicated that he usually bills late. Insurance was due in May. Tish also reported that HFCA will buy the flags for July 4, based on a prior decision by the Board. Ken Buchanan will hire someone to place the flags around the neighborhood. Tish distributed the Treasurer's Report.

Neighborhood Watch: Two families who volunteered for Neighborhood Watch have moved out of the neighborhood. One volunteer was found to fill the gaps. The next newsletter will ask for new volunteers. Other than this, the Neighborhood Watch is successfully operating.

Secretary: The deadline for receipt of articles for the next newsletter is June 19. The newsletter will be delivered on June 23 or 24.

President: Pam Barrett reported that Emily Snyder, our School Board representative, has recommended that HF get bus service back for Frost Middle School. Ms. Snyder sent a letter to Robert Spillane, the Superintendent. Pam discussed Braddock Nights, the new free community entertainment series for Lake Braddock District. Pam has volunteered to work at the July 7 performance, and the Gillettes and Cosgriffs volunteered to work the Aug. 4 performance. Volunteers will be emcees, distribute flyers, assist with speaker

systems, etc.

Pam Barrett has not received the bill of particulars for the law which has been brought by the developers of Burke Station Woods.

There was discussion regarding speed humps. In a future newsletter, an article will be written to educate the public about speed humps, including a picture and explanation of differences between bumps and humps. The consensus of the Board was to put 2 humps on Farm House, 2 humps on Still Meadow, and 1 hump on Cotton Farm. The other option which HFCA is investigating the possibility of 3-way stops at Still Meadow and Cotton Farm, and at Farm House and Cotton Farm. The purpose of the 3-way stops is to cut down on speeding and cut-through. Pam Barrett will pursue this further. There was also discussion about a petition for homeowners to decide on the speed humps.

Burke Station Woods was supposed to file a bill of particulars by May 20. The bill of particulars has not been received as of this date. At present there is a September 13 court date.

A Nominating Committee for HFCA Board is needed for the 1996 year. There were suggestions for possible candidates: Pete or Rose Scala, Ben Breeland, Ed Wagner, Larry Lotridge, Steve Mathews, Ray Cortez, and Richard Akers. A Nominating Committee will be formed at the August meeting. The candidates need to be listed on the ballot which is mailed in September for the October general meeting.

Pam Barrett discussed the situation of Harvester Farm parking. This relates to the Mougins and Cruz's end of Harvester Farm. The Counts, the developers of the adjoining neighborhood behind the cul de sac, have repeatedly parked and blocked driveways of the neighbors here. Lately Mr. Mougins' driveway was blocked by a moving van (furniture was being moved into the Counts' house), and Mr. Mougins subsequently took a picture of the van blocking his drive. There was then some heated discussion between Mr. Mougins and Mrs. Counts due to Mrs. Counts being on Mr. Mougins' property. This resulted in Mr. Mougins calling the police. Mrs. Counts left Mr. Mougins' property before the police arrived. Pam Barrett will make a suggestion to the four homeowners at the end of the cul de sac to set up a meeting with VDOT, a representative of Sharon Bulova's office, and a representative of the Hickory Farms Homeowners Association. Pam has already contacted Florence Nave, a staff member of Sharon Bulova who deals with property issues. Florence has indicated that the homeowners simply need to write a letter in order to have the meeting set up. Pam will contact Mrs. Cruz and let her know.

The meeting adjourned at 9:30pm.

Respectfully submitted,

Kathy Gillette
Secretary

Hickory Farms Homeowners Association

Minutes for the Board of Directors' Meeting, 7 August, 1995

The meeting was held at Bob Cosgriff's house and was called to order by the President, Pam Barrett, at 7:45 p.m. Members present were Pam Barrett, Bob Cosgriff, Ron Arnold, Tish Lobb, Ginny Herchert, Brenda Denny, and Kathy Gillette.

Minutes of the June meeting were approved.

Architectural Review: The Architectural Review Committee had two requests for approval. The Ingemies are extending their porch and patio. The Johnsons are requesting an approval for building a shed. The committee will meet in two days (Wednesday) to determine if these requests are within the bounds of the covenants of HFCA.

Grounds: Ron Arnold reported on several items as outlined below:

- Roundup was applied to the extension path between the creek path and the asphalt path.
- Ron suggested that the committee approve putting two signs in the lower common area. These signs will be put by the wildflower garden (large area of wildflowers) and the butterfly garden (new smaller area of wildflowers). Greg Gillette has agreed to make these signs. The cost will be minimal.
- Ron suggested that a simple bench be placed on the creek path. The Board generally agreed to put this off indefinitely due to possible problems from an "unwanted element."
- Ron suggested that an estimated \$40 be spent to put a "boardwalk" in the wet area of the connection between the creek path and asphalt path. The path is very wet in this area; the boardwalk would make it much more pleasant to use the complete path.
- The suggestion was made to place a small sign by the creek path entrance (cost minimal). The sign would be placed so that it could not be seen from the road but would be visible to walkers.
- There was a small stream backup by the fourth and fifth bridges on the creek path. Debris collected by the bridges. Ron Arnold cleaned out the debris.
- There are a few trees in the upper common area that should be assessed by a tree inspector. Some of these trees are very old and could drop heavy branches during a serious storm.
- Ron suggested that some flowers (probably chrysanthemums) be placed at both entrances to the neighborhood for the fall.
- Ron suggested that the Board approve buying some water sealer for the new bridges on the creek path to protect them from the elements.

There was a motion made to authorize Ron to spend up to \$100 on the signs, flowers, water sealer, and boardwalk. The motion was approved.

Neighborhood Watch: Recently there have been a few watches where neighborhood watchers have had to go out singly. No replacements could be found for partners at the last minute. Ginny suggested that another call for volunteers be put in the next newsletter. Two vehicles in HF were broken into recently. These types of incidents should be reported to the police. There was discussion of the hours of Neighborhood Watch. The summer hours are 11pm-2am, and after Labor Day the hours change to 10pm-1am. Kathy Gillette reported that the police are still working on the burglary case at their house. Two houses off of Laurel were broken into in the same manner as the Gillettes. The police are still investigating all three cases.

Treasurer: Tish Lobb reported that \$434 has been paid to HF's attorney since the beginning of the year. Most of this money has been in relation to the Burke Station Woods lawsuit. Tish has collected \$285 more in dues in the past two months since the last Board meeting. In addition, \$54 in interest and \$250 in VPOA

packets has been deposited. Tish called Ken Buchanan to thank him for putting out the flags on July 4th and to find out what costs were incurred (the Board had previously agreed to pay for the flags). Ken turned down the offer for the Board to pay for the flags. There will be a thank-you in the next newsletter to Ken Buchanan. House on Farm House has still not paid dues. The house is on the market now, and the owners are out of the country. The real estate agent suggested that Tish Lobb contact a friend of the family, but Tish has been unable to contact the friend. There was discussion of putting a lien on the house. Tish will contact the real estate agent one more time. If the dues are still not paid, HFCA's attorney will be contacted to start proceedings to put a lien on the house. There was a motion made to have a new directory put out this year for the neighborhood. A tear sheet will be put in the next newsletter in order for homeowners to update information from the last directory. Several members of the Board suggested that the Board continue listing the "yellow pages" for kids' services in the neighborhood. Pam Barrett informed Tish that she had received a call from HFCA's attorney indicating that incorporation fees had not been received. Tish gave the cleared check to Pam to have copied and sent to the state, as proof that the fees had been paid.

Secretary: The deadline for receipt of articles for the next newsletter is August 14. The newsletter will be delivered on August 19 or 20. Pam Barrett read a letter which had been sent by Cathy Rattan regarding several issues in the neighborhood. Cathy recommended that as a regular feature in the newsletter, homeowners recommend services which are satisfactory. Cathy also recommended that homeowners who are not keeping their property up to the standards set forth in the covenants be warned by letter. She recommended that a lien be placed on homes which do not stay up to standards. The Board agreed with Cathy's points. Future newsletter will solicit and contain recommendations for services.

Vice President: Bob Cosgriff suggested that the Board publish homes that show Hickory Farms pride in the next newsletter. Three to four houses per street (depending on number of houses per street) will be published in the next newsletter. Some Board members and other HF homeowners will walk the neighborhood this coming weekend (tentatively) and single out the "HF pride" homes. In addition, homes which require attention will receive letters, detailing where the home is falling below the standards of the covenants. The Architectural Control committee in the future will check houses that are up for sale to be sure they are not in violation of codes. Tish will contact Brenda Denny so that past paperwork can be checked to ensure that no additions or changes have been made to the property without approval by the Architectural Control committee. Tish Lobb will write a short article in the next newsletter to encourage sellers to give her 48 hours to get out VPOA packets. Nominations for Board members for next year need to be included in the September newsletter. Solicitations for volunteers to become Board members will also be included in next month's newsletter. Each member of the Board will ask one neighbor to volunteer to be a member of the Board. Bob Cosgriff recently spoke with Lamda House representatives regarding the fence behind their property which backs up to Roberts Road. The fence is in severe disrepair. Bob volunteered that the neighborhood would donate time (possibly on Oktoberfest day) to put up the fence if Lamda House paid for the materials. This is a positive approach to the fence problem on Roberts Road. It is hoped that other adjoining neighbors will decide to replace their fences as a result.

Bob Cosgriff recently spoke with the homeowner of 9998 Cotton Farm Road, Mrs. Sevilla, regarding the renters of her house. He informed her that there is a pet on the premises, that parties are regularly held (with a lot of people??), and the exterior is in need of maintenance. Bob mentioned that another fraternity house in the neighborhood incurred over \$5,000 in damages after the same sort of events occurred. A letter will be sent to Mrs. Sevilla to follow up on Bob's conversation.

President: Pam Barrett reported that a bill of particulars has never been sent from the Burke Station Woods developers. (This is in regards to the lawsuit that Burke Station Woods has launched? against HF.) Pam said that HF can have the case dismissed based on non-receipt of the bill of particulars, or HF can give \$500 to

settle the case out of court. Tish Lobb got a phone call today (Aug. 7) from Gerald Lewis (of Burke Station Woods) (get more info from Tish on the call??). The question was posed: what is the cost to seek dismissal? The lawyer fees will determine which course of action the Board takes. There was a motion to authorize Pam Barrett to contact HF's attorney to check fees. If the fees are no more than \$200 for the summary dismissal, the Board authorizes Pam to go ahead with the dismissal. If the fees are more than \$200 (what??).

Larry Russe contacted Pam Barrett and Kathy Gillette and requested copies of minutes of Board meetings for the past year. Kathy will get these minutes together and give them to Larry.

Pam told the committee that the homeowners at the end of Harvester Farm met last Tuesday night with a county representative and ? to discuss the problems with the Counts' family parking at the end of Harvester Farm instead of in their own neighborhood. (What happened at that meeting? What about Jerry Pressler specifically asking that Pam NOT attend the meeting? Etc. etc.) The HF homeowners asked for a trade between VDOT and the homeowners (the homeowners at the end of Harvester Farm own part of the street; VDOT owns the land at the end of the cul de sac). (ingress and egress in proffers, lawyer told them in violation?? Applies to foot traffic too??)

Larry Russe asked that Pam Barrett bring up a matter regarding the Lobbs' moveable basketball setup. Larry indicated to Pam that the people who play basketball there do not move out of the way when cars come around the corner from Cotton Farm. Tish has spoken with the basketball players previously regarding the problem. Several members of the Board brought up the speeding problem again. Speeding cars coming around the corner from Cotton Farm to Harvester Farm also pose a safety threat to the the basketball players.

Dr. Robert Spillane, the superintendent of schools for Fairfax County, turned down the request for return of bus service to Hickory Farms. (Who will set up a meeting to discuss the issue again?) Tom Barrett has offered to perform a free assessment of the safety of the "school walk" to Frost Intermediate School. Tom is a security consultant. Pam Barrett will speak with Sharon Bulova tomorrow (Aug. 8) and try to plan a meeting to discuss the school busing issue again.

Braddock Nights at Wakefield Chapel needs a volunteer on August 18 for a performance by the Saxophone Quartet. (Nobody volunteered???)

Pam Barrett will contact the county regarding gutter and curb work. She will try to find out what will be done and when.

The Board agreed that there is a need to get a sense of the community's feelings on speed humps/stop signs. There should be a canvass of the neighborhood instead of a general meeting count. The Board feels that a general meeting count may not be representative of the total Hickory Farms community.

Octoberfest is scheduled for October 14. There will be a cleanup in the morning. The cleanup will be concentrated on the back path (behind Rattans). There are bushes which need to be trimmed and a trench needs to be dug again to ensure that the path does not get mired in mud.

The Board asked Ron Arnold to get an estimate of re-asphalting the path to the pool before the general meeting in October.

A homeowner in Hickory Farms suggested that the Association buy a home which is currently on the market. The home is in disrepair. It was suggested that a carport be added, that the property be cleaned up and that the Association sell it for profit. (Nobody though that was such a great idea!!)

The Johnsons, James and Negleatha, recently moved into rental house on Farm House. They were told by their real estate agent, Nancy Hepworth, that they would be able to put up a dog run. The dog run was built, made of chain link and backing up to the Rosenkranz's fence. The dog run was not approved by the Architectural Review Committee. Mr. Rosenkranz was concerned that the dog, a large german shepherd, may jump over the fence. (The dog recently died of unknown causes, although the owners have had the dog frozen so that they can have an autopsy performed at a later time.) The Johnsons have now put in an application to build a shed. It seems that there was miscommunications between the Johnsons and their neighbors in several regards. Pam Barrett and Bob Cosgriff paid the Johnsons a neighborly visit. (??)

Tish Lobb suggested that the Board members be listed again in the next newsletter.

The meeting adjourned at 10:50pm.

Respectfully submitted,

Kathy Gillette
Secretary

Hickory Farms Homeowners Association

Minutes for the Board of Directors' Meeting, 18 September, 1995

The meeting was held at Brenda Denny's house and was called to order by the Vice President, Bob Cosgriff, at 8:20 p.m. Members present were Pam Barrett, Bob Cosgriff, Ron Arnold, Tish Lobb, Ginny Herchert, Brenda Denny, and Kathy Gillette. Agendas and Treasurer's Reports were distributed.

Minutes of the August meeting were approved.

Architectural Review: The Architectural Review Committee had two requests for approval. The Coes on Still Meadow have an incomplete bay window. The Mondscheins at 4341 Farm House had their fence approved.

Grounds: Ron Arnold reported on what will be on the agenda for the Clean-Up on Oktoberfest Day. The back path (runs from Roberts Road) will be trimmed and water runoffs for the path will be dug. The Lambda house fence will be worked on by volunteers. The lower common area path needs trimming, and Ron will check with Rod Ivy (landscaper) on the price of that. The repaving of the back path was estimated at \$10,500, and will need approval at the October annual meeting.

Neighborhood Watch: Bob Cosgriff reported that there had been an indecent exposure incident in August near the corner of Still Meadow and Cotton Farm. This took place at around 10pm on a weeknight and involved a 24-year old woman who was walking. Ginny Herchert will be talking to the police to see if any more information has come to light. There was discussion of how to protect oneself, and this will be in the upcoming newsletter, along with a brief description of the incident.

Treasurer: Tish Lobb reported that there was \$24,736 left in the account, with some bills some due. The Report given out at the meeting will be presented at the annual meeting with changes that occur between now and then.

Secretary: Classified ads for adult services within the community will be put in newsletters. Other classified ads can be bought for the HF Directory at a cost of \$75 for ½ page, and \$150 for a full page. The motion to charge for these ads was approved. The deadline for receipt of articles for the next newsletter is September 25th. The newsletter will be delivered on October 1. The next board meeting will be held on October 10th at Ron Arnold's house.

Vice President: Bob Cosgriff reported on nominations. Pete Scala is the only person who has agreed to serve on the Board next year at this time. Cathy Rattan may agree to serve, and Mary Beth Pernicano has not decided as yet. It was agreed that another article be put in the newsletter with a strong appeal for volunteers for the board. Bob Cosgriff has spoken with Mrs. Sevilla, the owner of 9998 Cotton Farm, regarding her renters. She has asked that the Board report anything "annoying" which may occur at her house, including parties. Bob also reported regarding some new neighbors he has met. These neighbors will be in the upcoming newsletter. Pam suggested that the HF Pride homes be included in each newsletter (one or two per month).

President: Pam Barrett reported that the Burke Station Woods lawsuit has been dismissed. The plaintiff has received a bill to pay our costs (legal) and has 14 days to respond.

Pam also reported that there was a meeting between homeowners on Harvester Farm (at the cul de sac by the new houses built by Mr. Counts) met with county representatives, and that the land swap between VDOT and the homeowners is still being decided. The Harvester Farm homeowners hope to get Board approval for a fence if the land swap goes through. Sharon Bulova has said that she cannot proceed without Board support. The Board supports the Harvester Farm homeowners.

On September 26 there will be a meeting at Sharon Bulova's office regarding the bus service issue for Frost and Woodson students from Hickory Farms. The Board will put out a flyer a few days prior to the meeting to spark community action.

Pam reported that Braddock Nights concerts were very successful, and that Hickory Farms received a certificate of appreciation from Sharon Bulova's office.

As far as speed humps in the neighborhood, the Board will put this on the agenda for the annual meeting so that we can get a feeling for the community's stand on this. This will probably involve a neighborhood-wide vote which will involve a house-to-house determination.

Pam will be unable to assist with the Oktoberfest due to being out of town that weekend. The plan is for the clean-up to take place between 9am-noon, and that the picnic take place from 1pm-4pm. There was a suggestion for something simpler to be done as far as food, but Pam brought up that the Board has traditionally "cooked for the neighborhood." It was agreed that the Board would provide hot dogs, hamburgers, condiments, soda, and paper goods. Bob will provide two grills, and Pam will provide leftovers from the last picnic. Brenda and Tish will shop for the picnic. A flyer will go out in the next newsletter advertising the Oktoberfest.

There was discussion regarding the annual meeting. From 7pm-7:30pm there will be a social time, and the meeting will start at 7:30pm. Pam will provide an agenda for dissemination in the next newsletter. Sharon Bulova will speak at the meeting, and Sharon will be put on the agenda for around 8:15pm-9pm. A proxy will be provided in the next newsletter for those neighbors who will not be able to attend.

Pam will follow up with VDOT regarding curb and sidewalk improvements in HF. The path along Roberts Road is scheduled along with other improvements. VDOT has experienced delays due to cutbacks.

The VPOA packet that is sent out to new homeowners will include a paragraph which asks homeowners if they would like a review done by the Architectural Control Committee. This would ensure that new homeowners are in compliance with HF provisions.

Bob Cosgriff suggested that HF have a formal "Welcome Wagon" committee next year. The committee would meet new neighbors and distribute directories and newsletters to newcomers.

The meeting adjourned at 10:35pm.

Respectfully submitted,

Kathy Gillette
Secretary

Hickory Farms Homeowners Association

Minutes for the Board of Directors' Meeting, 10 October, 1995

The meeting was held at Ron Arnold's house and was called to order by the President, Pam Barrett, at 7:35 p.m. Members present were Pam Barrett, Bob Cosgriff, Ron Arnold, Tish Lobb, Ginny Herchert, Brenda Denny, and Kathy Gillette. Agendas were distributed.

Minutes of the September meeting were approved with one correction.

Architectural Review: The Architectural Review Committee had two requests for approval. The Ambrogis on Wheatfield want to build a stairway, and the Boehms on Cotton Farm want to build a shed. Brenda Denny will get feedback from her committee. There was discussion about the need to send out a form letter to homeowners who have not kept up their yards to neighborhood standards.

Grounds: Ron Arnold reported that daisies (donated by the Itos) have been planted at the Roberts Road entrance. The Roberts Road entrance has also been weeded. Thanks to Sondra Arnold for her volunteering to do this. Ron Arnold put sealer on the bridges on the back path (next to Rabbits Run). Ron has put out a Request for Proposal for reasphalting the path that runs starts at and runs perpendicular to Roberts Road. Proposals have come in from A1 Paving (\$10,500), Metro Paving, and Leland Asphalt (\$15,000-\$20,000). Roots are the biggest problem for the path. Other options for the path were discussed, such as putting down bluestone rocks, get rid of the path altogether, and mulch the path. Any one of these options may require more work in future years. The Board agrees that asphaltting the path is the best option. The present path is at least 13 years old. Asphalt is a more permanent solution. Asphaltting the path adds value to the neighborhood. In addition, it was suggested that Rod Ivy's landscaping company trim beside the lower common area path at the next cutting.

Neighborhood Watch: Ginny Herchert reported that there have been several incidents of mailbox bashing in the neighborhood. A "good Samaritan" in the neighborhood replaced a mailbox on Cotton Farm. (This should go in the newsletter.) Ginny also reported that there have been some recent burglaries of deck furniture. A glass table was stolen from a home on Wheatfield, and deck chairs were stolen from the Hulchers on Farm House. Ginny reported that there have been two incidents reported recently of teenagers smoking marijuana in the common area woods at the curve of Cotton Farm Road. One group of teenagers were not from the neighborhood and were told by two neighbors not to return. The other group of teenagers were told not to use the woods anymore for illicit smoking of marijuana. Ginny indicated that a larger pool of people is needed if the days of neighborhood watch are expanded. It was suggested that it would be worthwhile to solicit neighborhood watch help during the week from retirees or people who are at home during the week. Six people have left neighborhood watch this year. Only two people have joined this year.

There was a party at 10008 Cotton Farm Road (a rental) recently which lasted until 3am. Neighbors were very upset about the noise, cars, and trash which resulted from the party. Neighbors must call police and complain about these occurrences. Pam Barrett has written a letter to the homeowner detailing the incident and asking for assistance in curtailing this type of activity in the neighborhood. HFCA's attorney may be asked to send a letter to this homeowner if the parties do not cease. These renters are also parking their cars in the yard, another instance which neighbors should report to the homeowner.

Treasurer: Tish Lobb reported that the budget which was presented last month will be disseminated at the annual meeting on October 17, with updates.

Secretary: Articles for the next newsletter are due on October 23rd. The newsletter will go out on October 27th or 28th. New Board members will be in the next newsletter (after the annual meeting).

Vice President: Bob Cosgriff reported on nominations. Pete Scala is still the only person who has definitely agreed to serve on the Board next year at this time. Kathy Gillette will call Cathy Rattan to see if she would like to "share" the job of secretary on the Board, with one person doing the newsletter, and the other doing the minutes of meetings.

President: Pam Barrett reported that the Burke Station Woods lawsuit has been dismissed. She has not heard whether the Burke Station Woods developers will return the money which HFCA paid for attorney fees.

Pam Barrett recently attended a meeting regarding development of property between Manor Place and George Mason Forest (7 acres). Mr. Tim Counts has proposed developing the property. George Mason Forest homeowners and community association president were also present at the meeting which was held with county staff. Access to the proposed development would be from Red Spruce (in George Mason Forest). Manor Place I has been incorporated into the George Mason Forest Homeowners Association, but Manor Place II (developed by Mr. Counts) has not been incorporated into the George Mason Forest Homeowners Association.

Pam reported on the bus service meeting which was held on September 26 at Sharon Bulova's office. Present at the meeting were 43 people, including Mrs. Bulova, Ilyrong Moon, Jamie Forte and parents from Hickory Farms and George Mason Forest. On October 6, Pam Barrett, Mrs. Bulova, Mr. Forte, Mr. Moon, Fairfax County Public Schools' safety officer, and about 10 Hickory Farms parents walked from the Manuel's house on Farm House Lane to Frost Middle. The walk was just under 2 miles. The purpose of the walk was to reassess the distance and safety of the walk for both middle and high school students from our neighborhood. The safety person decided that based on regulations the walk is safe and that bus service will not be returned to Hickory Farms students. Mr. Moon will gather information and present this to the School Board and ask that bus service be returned to our neighborhood.

There was discussion of the Oktoberfest. Tish Lobb and Brenda Denny will buy the food for the picnic. Tom Barrett has offered to "man the grill." Pam Barrett still has some paper supplies left from the spring fling. In addition to the regular cleanup in the morning, it was suggested that another walk around the neighborhood be made in order to look for Hickory Farms Pride homes and to check to see that homeowners who received letters earlier had completed work as specified in letters.

There was discussion regarding the annual meeting. Board members will collect proxies from their nearest neighbors and bring to the meeting. Each Board member will bring some type of dessert food. Kathy Gillette will bring a large coffee pot to be filled with water for making tea and coffee. Kathy will also pass out copies of last year's annual meeting minutes. Sharon Bulova will speak at the beginning of the meeting regarding how the county government works and how citizens can impact the community. Board members will collect more directory updates at the meeting also.

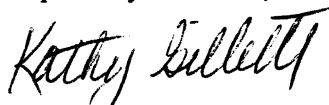
Street, curb and sidewalk repairs will not be made this year due to Governor Allen's cutbacks in the budget. Our neighborhood is at the top of the list for 1996 to have this work done.

Pam discussed our restrictive covenants. She indicated that Paul Kite from George Mason Forest has offered to share their restrictive covenants. Their covenants are much stricter than Hickory Farms, and it may be feasible to add an amendment to make our covenants stronger. This would be a long-term job which Pam has suggested may be a priority for the 1996 Board. The reason for rewriting the covenants is to enable the Board

to have more vigorous enforcement for homes which are not kept up to neighborhood standards. This should help restore pride in the neighborhood, as well as keep resale prices up.

The meeting adjourned at 9:50pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kathy Gillette".

Kathy Gillette
Secretary

Hickory Farms Community Association
1998 Actual Budget/Financial Summary and 1999 Proposed Budget

		Beginning (12/31/97)		<u>Balance</u> 20,038	
HF Acct		1998			1999 Proposed Budget
		Budget	Actual		
Income	Annual Dues	\$15,680.00	\$15,930.00		\$15,840.00
	Bank Interest	\$300.00	\$196.86		\$250.00
	Other				
	VPOAA Packages	\$300.00	\$600.00		\$300.00
Income Total		\$16,280.00	\$16,726.86	16,727	\$16,390.00
Expense	Audit/Tax Filing	\$400.00	\$395.00		\$400.00
	Bank Charges	\$250.00	\$235.48		\$200.00
	Insurance, Directors	\$900.00	\$873.00		\$900.00
	Insurance, Liability	\$900.00	\$890.00		\$900.00
	Insurance, Surety	\$300.00			\$300.00
	Legal Fees	\$600.00	\$331.24		\$600.00
	Maintenance/Landscaping	\$10,300.00	\$7,713.32		\$10,000.00
	Miscellaneous	\$450.00			\$450.00
	Neighborhood Watch	\$500.00	\$235.31		\$500.00
	Newsletters, Postage	\$1,400.00	\$1,341.54		\$1,640.00
	Taxes, Fees	\$280.00	\$175.31		\$200.00
	VPOAA Packages		\$237.96		\$300.00
	Special Project: Directories				\$500.00
Expense Total		\$16,280.00	\$12,428.16	-\$12,428	\$16,390.00

Current Balance as of 24,337
10/12/98

Note: \$10,000 of current balance being invested in treasury bill for future maintenance
Separate line item will be created for this account by December 1998.

Hickory Farms Community Association
1997

Projected Final Report for 1997

Opening Balance 12/31/96 \$16,294

Income:	Budget	Projected	
Annual Dues	\$15,760	\$16,090	
Bank Interest	200	430	
VPOAA Packets	300	500	
Other		12	
	_____	_____	
Total	\$16,260	\$17,032	<u>\$17,032</u>

Expenses

Audit/Tax Filing	300	275	
Bank Charges	200	200	
Insurance, Surety	300	232	
Insurance, Directors	900	890	
Insurance, Liability	900	873	
Legal Fees	600	600	
Newsletters, Postage	900	1,900	
Maintenance/ Landscaping	11,100	7,800	
Taxes, Fees	250	265	
Neighborhood Watch	560	250	
Miscellaneous	250	100	
	_____	_____	
Total	\$16,260	\$13,385	<u>(\$13,385)</u>

Total Projected Cash & Reserves 12/31/97 \$19,941

HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
October 14, 1996

The ninth meeting of the HFCA Board of Directors was called to order at 8:00 p.m. at Pete Scala's home. All members were present.

The minutes of the September 16, 1996, meeting were approved with a minor correction. Members presented the following reports:

Architectural Control - Satish Rao: He reported that two applications had been approved. One application, which was received on the date of the Board meeting, is pending approval.

Grounds - John Stanley: At the request of the Board, John received one additional appraisal from an independent arborist of the life expectancy of the large Poplar Tree located on the common grounds. The arborist opined that the tree is likely to fall down more sooner than later. The cost for this opinion was \$100. The question of the tree's future will be put to the homeowners at the annual meeting.

Neighborhood Watch - Kathy Gillette: Kathy reported that Officer Wilson from the West Springfield District of the Fairfax County Police Department will attend the annual meeting and report on recent crimes in the area.

Treasurer - Mary Beth Pernicano: A copy of the 1996 budget and actual expense report is attached and hereby made part of these minutes. There is \$17,089 in the HFCA bank account. Mary Beth will prepare the 1997 budget based upon the 1996 budget and actual expenses. One of the Board members suggested we consult the HFCA by-laws to determine whether or not they specify an amount which must be maintained in the treasury for reserve purposes. Article XI, Section 5, requires establishing and maintaining a reasonable fund for capital improvements, replacement and major repairs; however, no specific amount is required. The Board discussed whether or not we should increase our estimate of legal expenses for 1997 since the Board plans to aggressively enforce the restrictive covenants. It was decided that increasing the amount might encourage litigation by disgruntled homeowners so we would not increase the legal expenses budget. At this time we are not aware of a proposed increase in the grass cutting contract; John reported that there was an increase of \$40 for each cutting in 1996.

Vice President - Brenda Denny: Brenda reported that she wrote letters to homeowners advising them of their non-compliance with the restrictive covenants. After a discussion of whether or not the Board should send the letters absent specific guidelines for restrictive covenant implementation, the Board decided that since the letters were similar to those which had been sent in 1995, sending them would be acceptable. Pete agreed to sign and send

the letters.

Secretary - Andrea Jones: I reported on the meeting of the Braddock District Council which I attended on October 9, 1996, on Pete Scala's behalf. The primary topic discussed at the Council meeting was the importance of maintaining the exterior of homes to enhance curb appeal and the importance of maintaining/improving community entrances which give potential home buyers their first impression of the community. The members agreed that the issue of maintaining/improving communities would be on the agenda for the November Council meeting. All members agreed to bring copies to share of their restrictive covenants or guidelines they have developed for homeowners' compliance with restrictive covenants.

The Board jointly planned the fall cleanup and cookout to occur October 19, 1996, as well as plans for the annual meeting to be held October 22, 1996. The Board authorized John Stanley to rent a rototiller to be used for the cleanup.

The Board agreed that the next meeting would be held December 2, 1996, at the Yen Cheng Chinese Restaurant at 7:30 p.m. This will be a joint meeting with the 1997 elected Board members.

The meeting was adjourned at approximately 10:00 p.m.

Respectfully submitted,



ANDREA JONES

**HICKORY FARMS COMMUNITY ASSOCIATION
1996**

<u>INCOME:</u>	Budget	Actual 10/12/96
Annual Dues	\$15,760	\$16,105
Bank Interest	350	367
VPOAA Packets	300	500
Other	100	
	-----	-----
Total	\$16,510	\$16,972

EXPENSES:

Audit/Tax Report	300	250
Bank Charges	200	143
Surety Insurance	300	232
Common Grounds:		
Maintenance/Landscaping	11,250	17,113
Liability Insurance	1,180	873
Directors' Insurance	890	890
Legal Fees	400	(70)
Newsletters, Postage, etc.	900	567
Taxes, Fees	200	225
Neighborhood Watch	540	252
Flags for 4th	100	
Miscellaneous	250	216
	-----	-----
Total	\$16,510	\$20,691

10,660 path

HICKORY FARMS COMMUNITY ASSOCIATION
October 7, 1996

A special meeting of the Board of Directors was held October 7, 1996, at the home of Pete Scala. The purpose of the meeting was to discuss enforcement of the Association's restrictive covenants with the Association's attorney, Mr. Bob Segan, Segan, Mason & Mason, P.C.

Board members in attendance: Pete Scala, Brenda Denny, Kathy Gillette, and Andrea Jones and former Association President Pam Barrett.

Basically, Mr. Segan said we have two choices:

(1) Sue the property owner to obtain a court order ordering compliance with the covenants; or

(2) The Board should use the authority provided in their August 5, 1991, resolution as authorized by the July 1, 1991, amendment to the Virginia Property Owners' Association Act. Statute 55-513, Code of Virginia, gives the Association the power to assess charges for rules violations. The amount of the charges shall not exceed \$50 for a single violation, or ten dollars per day for an offense of a continuing nature and shall be treated as an assessment against the member's lot. Mr. Segan stated that judges are somewhat hostile to the statute so the Board should proceed carefully.

Mr. Segan recommended alternative number 2. He said the Board should follow the guidelines which appear on pages 86 and 87 of his Community Association Statutory Handbook. A copy is attached. Note that The Board has already complied with step number 1, "Adopt a resolution specifically stating that the Association.....may assess charges for rules violations after proper notice." HFCA adopted such a resolution August 5, 1991. All Board members should have copies with their covenants and bylaws. Mr. Segan emphasized that the Board must enforce the covenants uniformly throughout the community. We must not act in an arbitrary or capricious manner.

In response to the question: Could the Board have the work completed and send the homeowner an invoice? Mr. Segan said we do not have that authority--we would be trespassing.

Mr. Segan recommended that the Board generate rules and regulations which specify in detail how the covenants will be enforced; e.g., how often the grass should be cut, what do we mean when we say "properties shall be maintained in a neat and attractive manner"? He recommended that the rules be presented to the homeowners for comment and then the rules should be adopted and enforced. Inspections should be held on a regular schedule and follow-up letters sent out in a timely manner.

In response to a question regarding the homeowner's responsibility to comply with the covenants even if they did not receive a VPOA package at the time of their settlement, Mr. Segan said that the homeowner is responsible regardless.

Brenda Denny and Pam Barrett volunteered to draft community rules and regulations which stipulate how the covenants will be enforced, and it will be provided to homeowners at the annual meeting, October 22, 1996.

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

MASTERING "FINE" ARTS

Tread Carefully When Assessing Charges for Rules Violations

Although community associations are mini-governments, it was only after many years that the real governments gave associations the power to impose monetary charges on their owners for rules violations.

In 1982, the Virginia General Assembly enacted a law allowing condominium associations to assess charges for rules violations in the amount of \$50 for a single offense, or \$10 per day for an offense of a continuing nature. The law requires that the association give the offender a chance to present his/her side at a hearing before any such charge can be assessed. Fourteen days advance notice of the hearing is required. The law labelled the sanction an "assessed charge" rather than a "fine" since earlier Virginia Supreme Court cases had provided that only governments could punish people. "Fines" are punishment; "assessed charges" are . . . well, I guess you could say it is a "fine" distinction, but one the Courts are willing to live with.

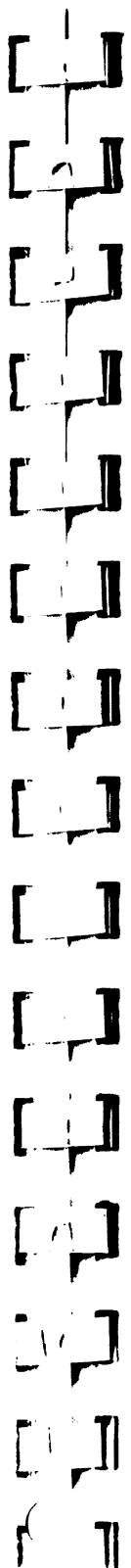
The Virginia Property Owners Association Act gave similar authority to homeowner associations in 1989. The amount of the charges and the notice provisions were identical to those in the Condominium Act.

Even now, many years after the Virginia Condominium Act and the Virginia Property Owners Association Act gave associations this authority, many judges are somewhat hostile to the concept. If the association attempting to impose the charge does not have a "squeaky clean" record in the case it is bringing, a Court may refuse to allow the association to impose the sanction. Therefore, make sure you follow these rules in assessing the charges for rules violations:

1. Adopt a resolution specifically stating that the Association, (or a Covenants Committee if the documents give the authority to such a body) may assess charges for rules violations after proper notice. Make sure your resolution specifically refers to the statute that authorizes assessed charges (the Condominium Act for condominiums, the Property Owners Association Act for homeowner associations).
2. Make sure proper notice of the hearing is provided to the owner. Both statutes require at least 14 days notice, by registered or certified mail or hand delivery, to the owner's address of record with the association.
3. Have a hearing, and let the owner speak his/her piece, present witnesses, and be represented by counsel if he/she chooses. A reasonable time should be given to the owner present his/her side, but the Board can limit a rambling or abusive presentation.
4. Provide written notice of the decision to the unit owner. If charges are to be assessed, state the amount of charges. A single violation can be assessed a maximum of \$50. Continuing violations can be assessed \$10 per day.

5. Don't use the word "fine" in any correspondence, notice, or any other reference to the sanction. Use the phrase "assessed charge" instead.
6. An association can only assess charges against an owner, not a renter. However, an owner can be assessed charges for violation of the rules by the renter of his/her unit.
7. The hearing must be held before the charge is assessed. Do not impose the charge, and then give the homeowner the opportunity to object to it. Even if the evidence of the violation is clear, state in your notice that the Association has received probable cause to believe that the rules have been violated, and that a hearing will be held to determine if there has been a violation.

With the Courts tending to be hostile to the concept of charges, some Judges look for any technicality that they can find to deny an Association's claim. Following these rules will help to keep even a reluctant Judge in the Association's corner.



HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
September 16, 1996

The eighth meeting of the HFCA Board of Directors was called to order at approximately 7:30 p.m. All members were present except Satish Rao. The minutes of the Aug 19, 1996, meeting were approved with minor corrections. Members presented the following reports:

Architectural Control - Satish Rao: A report of the architectural control committee is attached and made part of these minutes. Although Satish indicated he had not received any response to the newsletter article wherein we asked homeowners to indicate their interest in obtaining group rates for home improvement projects, several of the other Board members had been contacted directly.

Homeowners interested in roof repair/replacement are:

Cobb, Whetstine, Gillette, Stanley, Pernicano, Klingeman, Cortez, Rios, Buchanan, Mitrano, Scala, Jones

The Whetstines are also interested in acquiring a lawn service and perhaps driveway repair. Ms. Whetstine suggested that homeowners interested in having driveway repairs done might be able to obtain a group rate from the contractor replacing sidewalks for VDOT.

Satish and Brenda Denny, Vice President, reported on their recent inspection of the community. Their report is attached and made part of these minutes. The Board agreed to send letters to homeowners who were in violation of the restrictive covenants for the first time. The Board also agreed to request that the Association's attorney send letters to homeowners who are repeat offenders **Brenda will draft letters** for Pete Scala to sign or forward to the attorney.

Grounds - John Stanley: John reported that he obtained 2 estimates for trimming or removing the Poplar Tree on the common grounds. One estimate was submitted from a tree service which had performed previous work for the Association and one was received from VTM. The remaining life of the tree was estimated at 1-2 years. Injecting the tree with tree food and removing dead limbs would cost \$180 - \$250. The cost to trim the limbs and anchor the tree so that it would fall "belly up" (when it falls naturally) would be approximately \$1500; the other alternative is to remove the tree for a cost of \$. **Pete asked that John** obtain one more opinion from an objective

arborist, someone who is not in the tree trimming/removal business, with no vested interest in the Association's subsequent action. The question was raised as to whether or not the Board has the authority to commit the funds. **We will determine the Board's authority, and Pete will also raise the issue at the forthcoming annual meeting. John will write an article for the newsletter about the poplar tree and also to ask that homeowners/tenants refrain from drinking and smoking on the common grounds.** They are leaving their trash behind which contributes to an unsightly neighborhood appearance. John also discussed flagging the posts at the Roberts Road end of the north path with paint or reflective tape; that the back path is highly overgrown; and a tree needs to be removed and others trimmed in that area. **John will also identify areas to be cleaned up at the Octoberfest.**

Neighborhood Watch - Kathy Gillette: Kathy submitted the attached report of new members, events and the radar trailer which was in the neighborhood on Sep 3, 1996. The report is made part of the minutes. She also reported that Darlene Whetstine, 10004 Cotton Farm Road, asked if the Board could request assistance from Fairfax County with an erosion problem in the creek bed near her home.

Treasurer - Mary Beth Pernicano: Mary Beth reported \$19,000 in the treasury. She submitted the attached report which is made part of these minutes. One homeowner has not paid his dues, and she will initiate action to have a lien placed against the property. She will prepare a proposed budget for 1997 to be presented at the annual meeting. Mary Beth has been researching the Burke Station Woods proposed development. The developer needs to revise the original plans before County approval can be granted. A sewage plan must also be approved by Fairfax County. She was told to check back in a month. Pete indicated that the Board needs to check with the County engineers to determine if the Association has cause to object to the development which will have 6 houses built on 4 1/2 acres.

Secretary - Andrea Jones: Newsletter articles due October 5, 1996.

President - Pete Scala: Pete discussed the Board's possible options regarding fence repair/replacement. The Board's intentions are to enforce the covenants. We will send letters to the homeowners whose fences need repair/replacement, give them a reasonable time to commence repairs/replacement or to submit a plan. We will also look into whether or not we can repair/replace the fences and send them invoices. He reported that the sidewalk replacement project is still scheduled for this year. Regarding the school bus issue, Mr. Moon called and

told Pete that Mr. Spillane, School Board President, had reported to Mr. Moon that the issue had been taken care of. Pete recently attended the Braddock District Council meeting where, among other things they reported they are looking for volunteers to review the County's proposed comprehensive policy plan one day a week for seven weeks; Braddock District signs will be posted at designated locations within the district; and there will be a Volunteer Fest '96 on October 26. They need assistance removing graffiti in specific locations as well as beautifying signs. Pete has identified two prospective 1997 Board members: Sean Coleman and Bruce Be~~rn~~hardt.

Dates are set for Octoberfest, October 19, and the HFCA annual meeting, October 22, 1996. The next Board meeting will be October 14, 7:30 p.m., Pete Scala's home.

Respectfully submitted,


ANDREA JONES

**Report from Architectural Control Committee
at Board Meeting, September 16, 1996
Satish Rao**

1. *New applications:* Two new applications were received, both for storage sheds. First has been approved. Second will likely be approved - awaiting plat showing location of shed.
2. *Group rates:* No responses to group rates notice.
3. *General inspection:* Satish checked out houses listed by Brenda Denny as requiring yard or other work. My written response has been handed to Brenda. My general observation is that the most common violation is edging. The next is mowing, but you could visit the same house a few days later, and mowing will have been done. Open carports used for general storage is also a common problem. My recommendation is that, rather than name houses or serve notices, a general notice be posted in the next newsletter. Only houses continuously in violation over a long period time be served individual notices.
4. *4358 Harvester Farm* has new renter, as of roughly September 1. Did not get name. Just moved from Williamsburg. Have begun yard cleanup left over from previous renter. — Appear to be very good tenants. One family member is on the safety board (or something similar) at GMU, and appears interested in safety issues here. —
5. *New candidates:* Have canvassed among homeowners I know, and have not found anyone willing to serve on Board.

9/14/96

Neighborhood Watch

New watch members - Sean and Claire Coleman - Friday nights 10007 Cotton Farm
503-1031
John Verheul - 4361 Farm House
Larry Rogers - 4360 Harvester Farm

Events

Car egging
Wilberger - drag racing through neighborhood
Labor Day - grey old chevy station wagon passed greenish bmw on Cotton Farm(Pam Barrett)

Radar Trailer

Two weeks ago - from 11am-7pm
Total 340 cars

3-4pm	41 cars
4pm-5pm	61 cars - busiest time
	Only 2 above 30 mph
	14 cars - 26-30 mph ?
	25 cars - 25 or below ?
5-6 pm	55 cars
6-7pm	64 cars

Speeders (above 30 mph)

2-3pm	4 cars (between 36-40 mph)
3-4pm	2 cars (between 41-45 mph)
4-5pm	2 cars
5-6pm	8 cars
6-7pm	8 cars

take 4-5 readings for comparison?
Will try to place radar trailer again soon

Jan. - Mar. 1996

Balance 12/28/95

20,786.09

Income:

Dues ^{14,825 net} 14,910.00
 Interest 107.46
 VPOAA 100.00

15,117.46

Expenses:

Braddock District Council 15.00
 Bell Atlantic Mobile 78.19
 Kinko's ~~124.83~~
 overpayments 85.00
 First Union - Fed. Taxes 154.00
 Virginia Dept. of Tax. 31.00
 E. D. Enterprises 250.00
 Current - new checks + book 46.90
 Treasurer of VA (SCC) 25.00
 Segan, Mason & Mason 100.00
 Service Charges 35.38
 Mary Beth P. supplies 79.28

< 1,074.62 >

Balance 3/29/96

34,878.93

4/1 deposit dues 345, VPOAA 150, 8 late still

April - June, 1996

Balance 3/29/96

34,878.93

Income:

Dues (net)

780.00

Interest

191.68

VPOAA

350.00

1,321.68

Expenses:

A-1 Asphalt

10,660.00

R+R Services

2,050.00

Aetna

873.00

Kinko's

184.26

Bell Atlantic

52.20

Postmaster

20.00

Current - checks

5.00

Mary Beth P. (stamps
+ SF)

134.52

John Stanley (SF)

463.41

Ron Arnold

5.31

Andrea Jones (SF)

20.97

Service charges

79.20

overpayments (dues) < 85.00 >

< 14,462.87 >

Balance 6/30/96

21,737.74

7/1 - 9/15/96

Balance 6/30/96

21,737.74

Income:

Dues

415.00

Roberts settlement

282.00

Interest

71.06

VPOAA

50.00

818.06

Expenses:

Strictly Stamps

925.00

R & R Services

2,010.00

Kimbo's

140.89

Bell Atlantic

58.92

Segan, Mason + Mason

112.00

Kathy Billette (NW stamps)

15.60

Green Acres

5.00

Moody + Assoc.

232.00

Mary Beth P. (stamps, copies)

27.86

Service Charges

26.40

(3,553.67)

Balance 9/15/96

19,002.13

HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
August 19, 1996

The eighth meeting of the HFCA Board of Directors was called to order at approximately 7:30 p.m. All members were present except John Stanley. The minutes of the July 15, 1996, meeting were approved with corrections. Members presented the following reports:

Architectural Control - Satish Rao: A report of the architectural control committee is attached and made part of these minutes. Satish also recommended that the Board might wish to investigate the possibility of obtaining group rates for homeowners' maintenance; e.g., gutter cleaning, painting, roofing, fences, tree trimming, window cleaning, and power washing. He will draft an article for the newsletter.

Treasurer - Mary Beth Pernicano: Mary Beth reported that she had researched the Association's liability policy, and our policy provides coverage for damage to homeowners' properties only if the Board acts in a negligent manner. It does not cover homeowners' clean-up costs (or the Association's) incurred as a result of thunderstorms. She also reported that the parallel bars which were left behind after the former homeowners moved away from 4356 Farm House Lane have been removed. Dates were tentatively agreed upon for the Octoberfest and annual meeting--October 19 and October 22, 1996, respectively. Brenda Denny agreed to call Green Acres Elementary School to determine if the school is available on October 22. She also reported that 2 homeowners still have not paid their dues. There is a balance in the treasury of \$19,000. Mary Beth will draft a newsletter article regarding the recent death of Ken Buchanan.

Neighborhood Watch - Kathy Gillette: Kathy reported that she attended the July 17 meeting at the West Springfield Police District where gang violence was the topic for discussion. Reportedly, gang violence has not been a problem for a while. There are, however, some "smash and grab" crimes occurring in Saratoga and Crosspoint. She also indicated that juveniles setting brush fires has been a problem and she will draft an article for the newsletter. The issue of obtaining parolee records will be discussed at the next meeting of the neighborhood watch coordinators. Kathy will also draft an article for the newsletter reminding Neighborhood Watch volunteers of the necessity for completing the incident records, that they are responsible for obtaining a replacement if they are unable to do the watch, and also reminding them not to pursue perpetrators--just call the police.

Vice President - Brenda Denny: Brenda suggested that the Board consider a way to monetarily reward homeowners who had done the most to improve their property, perhaps by not requiring them to pay their dues for that year. There was discussion that we would not really have an effective way to measure progress against a baseline standard. She then volunteered to lead a Hickory Farms Pride Walk to walk through the neighborhoods and identify properties which do not meet the spirit and intent of the covenants and issue letters to them. We would also recognize those homeowners who maintain their property in an excellent condition in a newsletter article.

President - Pete Scala: No report of traffic control progress. Pam Barrett will check and see if the previously reported plan for developing Burke Station Woods is the same issue her board had handled. Pete reported he had received 2 phone calls, 3 letters, and had conversations with several homeowners who are concerned about the issue of the fences along Burke Station Road and Roberts Road. Their feelings are that the Board should enforce the covenants and force the homeowners' on whose property the fences are located to maintain them properly. Pete will ask the Association's attorney to look into the Burke Station Woods issue as well as how to best enforce the covenants. He will report on this at the annual meeting. Pete also reported there has been no contract awarded to replace the curbs, sidewalks and gutters. He reported that the welcome wagon visited 7 new families, 2 still to be contacted. Pete asked that the Board members who are not going to run for election to the Board for the next year contact someone who might be interested in running.

The next Board meeting will be September 16, 1996, at Brenda Denny's home.

Respectfully submitted,



ANDREA JONES

REPORT OF THE ARCHITECTURAL CONTROL COMMITTEE

Satish Rao, August 19, 1996

4359
HO
revised
form
Lave

4301
Still under

There were two applications during the past month: one for an accessories shed, and the other for a front porch. The former was first submitted with excessive height, then re-submitted, and was approved as resubmitted. The porch application is still under consideration, awaiting more information.

The shed application raised an old, recurring question as to height restrictions, because our Covenants do not adequately address this issue, and past ACC's have given very diverse rulings. As a result, there are several sheds in the neighborhood that violate County bylaws. For instance, this shed, as first applied for, was identical to one across the street, and violated County bylaws, but we could not have rejected it because it did not violate any Covenant. I therefore made detailed inquiries with the County, got their bylaws in writing, and persuaded the homeowner to revise his plans. I am proposing to write an item in the next newsletter, briefly explaining the rules, and setting a *written standard* for future ACC's, since an accessories shed is by the far the most common improvement homeowners apply for.

I may propose a similar note about front porches, since this is the next most common item, and again, a standard should be established for future ACC's.

I believe the above two items could benefit from a revision to the wording of the Covenants.

HFCA BOARD OF DIRECTORS
July 15, 1996

The seventh meeting of the HFCA Board of Directors was held July 15, 1996, at the home of John Stanley. The meeting was called to order at 8:00 p.m. by President Pete Scala. All board members were present except Brenda Denny, Vice President.

The minutes of the June 11, 1996, meeting were read and accepted.

Architectural Control - The report by Satish Rao is attached and hereby made part of these minutes.

Grounds - John Stanley reported the costs for thunderstorm damage clean-up on the common grounds as \$700. We also spent \$225 to remove the cut up pine tree on the common area behind Kirk Randall's home. An article was prepared for the newsletter which reported the above costs to the homeowners with the goal of soliciting volunteers for future clean-up needs. John also submitted a spreadsheet which indicated costs for replacing Roberts Road and Burke Station Road fences with trees. The spreadsheet is attached and hereby made part of the minutes. Upon discussion by the Board it was generally agreed that we probably do not have enough room between the roads and our property lines to plant the trees. The Board also discussed thunderstorm damage to a tree which was located on the common grounds but fell into the Ito's yard at 10115 Round Top Court. The Board voted that even though the Ito's paid for the clean-up, a portion of which would have been the responsibility of the Home Owners' Association, we cannot establish the precedent of reimbursing the Ito's because we have no way to determine our apportionment of the cost. ~~Clean up was completed before the Board had an opportunity to assess the extent of the damage caused by the common grounds tree and to obtain an estimate for clean-up.~~ Kathy Gillette moved that the Board obtain the services of a horticulturist to assess the life of the Poplar Tree on the common grounds to determine the estimated additional life of the tree. The Board is concerned that a major storm may cause that tree to fall and cause extensive damage to surrounding properties--**Action: John Stanley. Mary Beth Pernicano** is to research the Association's insurance policies to determine if storm clean-up costs are covered. She is to also determine if the policies cover damages to homeowners' properties located near common grounds. Mary Beth reported that John Shea, 4356 Farm House Lane, reported the previous homeowner had left some heavy playground equipment on the common grounds near his newly-acquired property. **Mary Beth** will contact the real estate company which handled the sale to determine if the former homeowner will remove the equipment before the Board attempts other action.

Neighborhood Watch - Kathy Gillette reported one incident which occurred approximately three weeks ago. Bob Sottile had observed a suspicious vehicle in the neighborhood. Bob called the police

and chased the vehicle at approximately 60 mph through the neighborhood. **Kathy is to prepare** a note for the neighborhood watch volunteers to caution them against taking this type of action in the future. The role of the neighborhood watch program is to observe the neighborhood and if they see suspicious activity, call the police. They are not to approach the suspected perpetrators. Kathy was given a copy of an article which appeared in the Washington Post recently regarding the ability to obtain information on parolees living in the neighborhood. She acknowledged that the topic will probably be on the agenda for the upcoming meeting at the West Springfield Police District. Kathy discussed her personal plans for an apple butter cook off to be held near her home on Columbus Day weekend. She was advised to consult the covenants for restrictions and to ensure compliance. The Board also said that if the fire department will permit it, it's acceptable to the Board. **Kathy is to also look into obtaining signs** which state the existence of a neighborhood watch in Hickory Farms and have them posted near the entrances.) No

Treasurer - Mary Beth Pernicano reported a balance of \$21,737.74 in the treasury. Three notices were sent to homeowners who had not paid their dues. Two are still outstanding. She also presented a certified letter received from Harold A. Logan, Assoc., P.C., which provided a soil report for three lots on Burke Station Road near Hickory Farms property. File number is county plan # 8755-SR-01-1. **Pete will check with Pam Barrett**, former President, and decide if we need to contact the HFCA attorney regarding this matter.

President - Pete Scale reported on the VDOT traffic control issue. He did speak with the VDOT representative who expressed her opinion that stop signs will not do much to control speeders in the neighborhood. Legislation has been passed, however, to fine speeders \$200 for speeding in residential neighborhoods. Appropriate signs would need to be posted. The Board of Supervisors must request Virginia approval for implementation. Enforcement methods have not been decided between the police departments and the judges yet. Also, **Pete will contact the police**, to discuss speed traps--perhaps also using the signs which indicate the speed vehicles are moving. Pete also reported he met with Mr. Moon, a representative from Sharon Bulova's office, and a representative of the school board's transportation authority to discuss what we can do to establish bus transportation for the Frost and Woodson students. He was basically told that we would have to identify another neighborhood with bus service and persuade the school officials our students are at a greater risk when walking to school than the other students. Pete said it was not a wildly successful meeting. The restriction against providing bus service to those who live within 1 1/2 miles of the schools is derived from the Virginia law which states that all students who live within 1 1/2 miles of school or a school bus stop must attend school. Mr. Sullivan said that if he could, he would provide a list of exceptions to the 1 1/2 mile rule. - Kathy

~~Scale~~
Lawrence

Gordon Lawrence and ~~Johnny~~ Fort were the representatives from the school in attendance at the meeting.

Joanna Smith for Sher Bilmi's office

The Board decided to hold its next meeting on August 19, 7:30 p.m., at Kathy Gillette's home. The meeting was adjourned at 10:00 p.m.

Respectfully submitted,



ANDREA JONES

REPORT OF THE ARCHITECTURAL CONTROL COMMITTEE

Satish Rao, July 15, 1996

There were few developments during the past month.

1. 10117 Spinning Wheel has very recently applied for a new porch. The application appears very normal, and I will consult the ACC and follow up very shortly.,
2. 4360 Harvester Lane (new owner) has recently applied to change colors on shutters, garage doors, and trim, and also a new roof. The application appears normal, and again I will shortly follow up.
3. Regarding the yard clean-up at 4372 Harvester Farm: I spoke with his neighbor, Lobb, to get his comments. He did not appear very concerned, except that he "would like" to see someone speak with the Aggarwals about the yard. He was beginning to "learn to live with it." Then I spoke with the tenant, Aggarwal, and walked the yard with him. The grass is cut regularly, but not along the edges of the woods or the difficult-to-get-to areas such as under the deck. I personally did not think the undergrowth along the edge of the woods looked bad, after all, it is a natural woods. The larger shrubs need to be pruned back. The front yard has weeds. The sidewalk needs edging. Aggarwal agreed to do as much as he could, since he only has a lawn mower. He immediately did more mowing around the edges of his yard, but does not have a trimmer, grass edger, etc. The yard looks better now, but could still use the edging and trimming. About a week back I handed over to Pete Scala a letter to the owner, regarding the clean up of his yard and the graffiti. Pete is sending the letter by registered mail shortly.
4. I have briefly checked the progress of the front porch at the Sotilles. The concrete pad, the front posts, and the flat beams are up so far. Not enough to gauge the appearance yet. Appears normal so far.

filename: homeowne\report.j15

Cost estimates for lining the streets with trees:

The following chart is a cost estimate for lining the Burke Station and Roberts Roads community fencing with trees and/or bushes. Although this is viable alternative, I have not received confirmation that we can indeed plant these outside the fence line. County ordinances require buffer zone between the street and property line. Our current fencing is close to that line. Also, a factor is the limited space in many area's between the fence and side walk. Especially along Roberts road, this space is less than a foot. Keep in mind that these trees grow in all directions. Unless we keep them trimmed (cost!!!), they will grow in width out towards the road as well as towards each other and the fence.

All costs are based on verbal quote given by Merrifield Garden Center. This outfit is consistently more expensive than other tree farms (10-20%). However, it is comparable to the costs we would receive from a landscape company.

Respectfully submitted to the HCFA on July 15, 1996 by John Stanley (1996 Grounds chairman).

	Growth	Maturity	Cost/per	# Required	Total
Leyland Cypress:	30x10	15 yrs	\$40	280	11,200
Juniper Hollywood:	15x5	15 yrs	\$40	560	22,400
Juniper Wichita Blue:	15x10	15yrs	\$60-90	280	21,000 (\$75)
Arborvital Pyramidal:	14x4	8 yrs	\$20	700	14,000
White Pines:	30x20	15 yrs	\$25+	140	3,500
Various Holly bushes:	8x5	8 yrs	\$20-30	560	14,000 (\$25)

Hicks Yew tree:	14x4	10 yrs	\$25-30	700	17,500 (\$30)
Photina tree:	9x5	8 yrs	\$25+	560	14,000

1 - Number required is calculate on a total coverage of 2,800 feet divided by the width of the tree.

2 - All costs are for young tree/bush. As maturity and size increase, so does the cost.

3 - We have been offered a 10% discount off of purchase. Negotiable.

4 - Installation is commonly figured at 60% of total cost of tree/bushes. Negotiable.

5 - One year guarantee is included in installation price. However, there are restrictions based on our ability up keep the tree (water, fertilize and trimming).

HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
June 11, 1996

The sixth meeting of the HFCA Board of Directors was called to order at 8:00 p.m., June 11, 1996, at the home of Mary Beth Pernicano. All members were present except Brenda Denny, Vice-President.

The minutes of the April 27, 1996, meeting were accepted with one minor correction.

Grounds - John Stanley submitted receipts for \$463 for spring clean-up expenditures. John requested and the Board pre-approved \$200 to remove the residual wood which is located on common grounds near Kirk Randall's house. Kathy Gillette suggested that additional boards be placed along the path where it is very wet. The boards would connect the paved path with the path where it goes into the woods near Rabbit Run. Kathy will ask Ron Arnold for an approximate cost. The Cosgriffs and Gillettes planted more wildflowers in the lower common grounds' wildflower beds.

Neighborhood Watch - Kathy Gillette reported she had cancelled the crime prevention meeting scheduled for June 10, 1996 due to lack of response from the community. She may reschedule the presentation by an officer from the West Springfield Police District for the annual meeting. She will distribute the new neighborhood watch schedule by next Friday (June 14 or 21?).

Welcome Wagon - Pete Scala reported that he has the names of 5 new homeowners for whom Mary Beth has provided VPOA packages. Pete will visit the current homeowners to determine when the sale will be closing and visit the new homeowners with welcome wagon packages.

Treasurer - Mary Beth Pernicano reported a balance of \$24,000 in the treasury. Three homeowners still have not paid their dues. She will send second letters to those individuals. Her search of old records revealed there are two liens on the Roberts' house and they want to sell their home. There is also a lien on Mattingly's home. She also reported that coverage for pollution accidents in the Board's liability policy is probably not necessary. She will look into the cost, however.

Architectural Review - Satish Rao reported he obtained estimates for replacement of the fences along Roberts Road and Burke Station Road. If the cost were divided by all homeowners, the cost would range from \$126-\$175 per household.

The options are:

(1) Enforce the covenants and choose the fence style, upgrading to higher quality. The HFCA would pay the expense for those homeowners who have already replaced their fence.

(2) HFCA purchase the fence and change the style. This

would cost approximately \$24,000 to \$35,000 and require a vote at the annual meeting. This would be a good investment for the neighborhood.

(3) HFCA pays for one-half and charge affected homeowners for the other half.

(4) Replace or hide the current fence with trees. Cost unknown.

Pete will write an article and present the options in the next newsletter. We would need 2800 linear feet of fence. The alternating board fence would cost \$12.50 per foot.

Satish will provide architectural review report to be attached to these minutes. He reported that graffiti located on the foundation on Lot 143 was painted over with black paint--remains unsightly. Fences were approved for Lots 122 and 123. He visited the homeowners at Lot 62 regarding their removing the junk from their back yard. They have removed some of the junk.

Secretary - Andrea Jones requested newsletter articles by July 12. Pete will submit article by July 3.

President - Pete Scala sent the letter to Mr. Moon, Fairfax County School Board regarding bus transportation. No response had been received. Kathy Gillette said that the bus issue needs to be resolved soon after the end of the school year before they begin scheduling routes for next year. Pete also reported that VDOT will still come out to provide advice about the effective placement of stop signs.

The meeting was adjourned at 9:45 p.m.

Cost estimates for lining the streets with trees:

The following chart is a cost estimate for lining the Burke Station and Roberts Roads community fencing with trees and/or bushes. Although this is viable alternative, I have not received confirmation that we can indeed plant these outside the fence line. County ordinances require buffer zone between the street and property line. Our current fencing is close to that line. Also, a factor is the limited space in many area's between the fence and side walk. Especially along Roberts road, this space is less than a foot. Keep in mind that these trees grow in all directions. Unless we keep them trimmed (cost!!!), they will grow in width out towards the road as well as towards each other and the fence.

All costs are based on verbal quote given by Merrifield Garden Center. This outfit is consistently more expensive than other tree farms (10-20%). However, it is comparable to the costs we would receive from a landscape company.

Respectfully submitted to the HCFA on July 15, 1996 by John Stanley (1996 Grounds chairman).

	Growth	Maturity	Cost/per	# Required	Total
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3 - We have been offered a 10% discount off of purchase. Negotiable.

4 - Installation is commonly figured at 60% of total cost of tree/bushes. Negotiable.

5 - One year guarantee is included in installation price. However, there are restrictions based on our ability up keep the tree (water, fertilize and trimming).

HICKORY FARMS COMMUNITY ASSOCIATION

April 27, 1996

The fifth meeting of the HFCA Board of Directors was held April 27, 1996, at the home of President, Pete Scala. The meeting was called to order at 9:10 a.m. All members were present, and the following reports were given:

John Stanley, Grounds

The community is still on the VDOT waiting list for street vacuuming. If the streets are not vacuumed by June, John will call again. John proceeded to discuss and obtain approval for costs of the spring clean-up to be held May 4, 1996. John reported that HFCA would need to purchase mulch since the mulch which we could obtain at no cost contained a great deal of trash. The Board approved the expenditure of approximately \$160 for mulch. The Board agreed that during the clean-up we would focus our efforts on re-mulching, planting flowers and generally improving the appearance of the community entrances. Brenda Denny volunteered to lead the team at the Burke Station Road entrance. The Board authorized approximately \$350 for plants and azaleas. John also reported that the tree behind Kirk Randall's property which had previously fallen has been cut. A newsletter article was written to inform all the homeowners the wood is available on a first-come, first-served basis--just haul it away. John left the meeting early to meet the man who was installing new fence posts as vehicle barriers along the recently re-paved path.

The minutes of the April 1, 1996, meeting were read and approved with one correction.

Satish Rao, Architectural Control

A written report from the Architectural Control Committee is attached and hereby made part of these minutes.

There was a lengthy discussion about the Board's possible action with respect to the perimeter fences which border Roberts Road and Burke Station. The general consensus of the Board was that many of the fences either need repair or replacement, and that they negatively affect the appearance of the entire community. We discussed: (1) whether or not the Board could have the fences replaced and fund the replacement with a special assessment; (2) how we could best go about enforcing the restrictive covenants. The Board believed that those who had recently replaced their fences should not be

responsible for the cost. **Satish agreed to obtain estimates for fence replacement and write an article for the newsletter. TO BE DISCUSSED FURTHER.** During our discussion about the general appearance of the community we realized **John Stanley was also to have looked into installing lights at the entrances.** We will ask John about this at the next Board meeting. At Satish's request, the Board looked at a window air conditioner installed in the house at 4324 Farm House Lane. Those who had inspected it advised Satish that it was acceptable; i.e., not in contravention of the restrictive covenants. Satish will contact the homeowners at 10012 Cotton Farm Road again regarding the appearance of their back yard.

Kathy Gillette, Neighborhood Watch

No reportable incidents when Neighborhood Watch was on duty.

Mary Beth Pernicano, Treasurer

The treasury has a balance of \$35,700. There are still 6 outstanding assessments. At Pete's request **she will determine** additional cost to add incidental pollution coverage to the Board's liability insurance policy.

Andrea Jones, Secretary

Newsletter articles are due May 24, 1996

Brenda Denny, Vice President

In addition to leading the team which is to spruce up the Burke Station Road entrance at the clean-up, Brenda volunteered to be a story teller for children attending the Spring Fling picnic.

Pete Scala, President

Pete and Mary Beth visited the four tenants at 10008 Cotton Farm Road to discuss the general appearance of the exterior of their house, as well as the yard and the trash which was located on the side of the house facing 10010 Cotton Farm Road. **Pete intends to visit them again as a follow-up.** Board members reviewed a letter drafted to school board member, Mr. Moon, which expressed our concern for the lack of cooperation by the school in obtaining bus service for Hickory Farms. In regard to the issue of stop signs, several of the Board members had contacted the residents assigned to them. The general consensus appeared to be that more residents favored stop signs than opposed them, but there wasn't a resounding "YES" in support of the stop signs. Most of the individuals would be

willing, however, to have them installed if it would help their neighbors who live on the streets most affected by speeders. Pete talked with VDOT again and with Sharon Bulova's office. **Pete is to try to get Ms. Gerri Von deray**, VDOT traffic control, to come out and take a look at the neighborhood. She had told Pete VDOT was looking for a "guinea pig neighborhood" to test traffic calming methods. Her recommendations could then be considered by the Board and the residents of the community. **Pete also said he would determine** whether or not VDOT's schedule for replacing sidewalks and gutters is being met.

DeLuca

During the remainder of the meeting we discussed plans for the spring fling picnic. The meeting was adjourned at approximately 11:45 a.m. The next meeting will be held June 3, 1996, at 7:30 p.m. at Mary Beth Pernicano's house.

Report from Architectural Control Committee
at Board Meeting, April 27, 1996
Satish Rao

1. New applications:

(i) Application for new fences by the Brooks and the Frates: I have received approval from committee members and will convey approval to homeowners.

(ii) New application from Stan Clem for tool shed. Will show to committee members this weekend; approval very likely.

2. More houses up for sale. Satish has checked out, and given Mary Beth OK on compliance with the covenants.

3. Old issues:

(i) Tool shed over 8'6" high on lot 62 - has anyone approached homeowner?

(ii) 10008 Cotton Farm - has anyone approached homeowner (trash issue)?

(iii) Fence along Roberts Road - anyone approached homeowners?

4. New issues:

(i) Fence along Burke Station also in bad shape.

(ii) Fence at start of Cotton Farm needs painting.

(iii) Tenant at house with graffiti on Harvester Farm has agreed to paint it out.

HFCA BOARD OF DIRECTORS
APRIL 1, 1996

The fourth meeting of the HFCA Board of Directors was held April 1, 1996, at the home of Satish Rao. The meeting was called to order at 7:45 p.m. All members were present.

The minutes of the March 4, 1996, meeting were read. One correction was made regarding the issue of rezoning property located at Burke Station Road and Braddock Road. The minutes were corrected to reflect that the Board did not express interest in attending the rezoning meeting.

The following reports were provided by Board members:

Architectural Control: Satish Rao provided a written report which is attached and made part of these minutes. Board members were requested to look at an air conditioning unit which is located in an upper floor window at 4324 Farm House Lane to recommend whether or not action should be taken to require the resident to remove the air conditioner. Satish volunteered to write an article for the May newsletter which would include some of the most frequently-asked questions from homeowners who call regarding the requirement for filing architectural review applications. He visited the homeowners at Lot 62, 10012 Cotton Farm Road for the purpose of reviewing their application for their shed. Their new shed was built 4 feet taller than it was to have been, and the old shed is also still there. When they applied to build the new shed, they had not disclosed their plans for the old shed. There is also much debris, junk, old furniture, etc., on their property, near the shed, which they indicated they will remove. Satish said he will contact them and recommend they haul the junk to the curb for pick-up. We discussed whether or not there was a limit to the number of sheds someone could have and concluded there is not a limit. Brenda did point out that any shed which is planned to exceed 8 1/2 feet in height must be approved by Fairfax County.

Treasurer: Mary Beth expressed her concern regarding the Board's liability for stating in a letter which accompanies the VPOA packages that the property being purchased is in compliance with the restrictive covenants. Satish agreed that he should physically inspect the properties before a statement to that effect is made to the buyer. She also stated there are still 8 homeowners who haven't paid their dues. She left another notice reminding them on March 21. Letters have not been sent. She has initiated changing the Bell Atlantic cellular service to the \$14.99 Talk Along plan, since the calls made should always be within our community. She is still looking for any records of outstanding liens previously filed by the HFCA Board on any properties in Hickory Farms. The balance in our treasury is \$34, 878.93.

Grounds: John Stanley reported the trees which fell on the common area still need to be cut. No one volunteered to help cut them. He had tried to contact VDOT regarding removing sand residue from the streets, VDOT did not return his calls. R&R was contacted regarding the contract for common area maintenance. The contract needs to be executed between R&R, John Stanley, and Pete Scala.

Neighborhood Watch: Kathy Gillette reported that she attended a crime prevention meeting at the West Springfield police station. Issues regarding graffiti and gangs were discussed. Attendees were advised that if they see any graffiti, swastikas, etc., they should take a picture and call the police. The police are maintaining records of different forms of graffiti to determine a pattern. Kathy will write an article which includes helpful tips for complying with a police officer who is trying to pull someone over in an unmarked car. The next meeting is May 15. Kathy also reported that Ron Arnold called her attention to individuals driving their vehicles on the back path which is currently being paved. John believes that this will no longer be a problem as soon as the paving is completed and posts installed.

Secretary: Andrea Jones announced that newsletter articles must be turned in by April 26 so we can issue a newsletter that weekend in time for the spring fling which is scheduled for May 4, 1996.

Vice President: Brenda Denney attended the Braddock District Council meeting March 9. She reported that most of the discussion was in regard to the proposed \$7.72 million school budget. She drafted a letter to the homeowners of 10008 Cotton Farm Road. Pete and Mary Beth will visit the tenants at that address to discuss their complying with restrictive covenants to try to persuade them to comply. We will then determine whether or not a letter to the homeowner will be necessary.

President: Pete has not written a letter to Mr. Moon yet expressing our concern for the school bus issue. He did, however, talk with Sharon Bulova's office. She advised a petition to have school bus routes established in Hickory Farms might be necessary. An article regarding three-way stop signs was included in the April newsletter. The Board members were tasked to call homeowners on their distribution routes to determine whether or not the signs are desirable. This is to be completed one week after the newsletters are distributed. Pete reviewed the directors' and officers' liability insurance. Wrongful acts are covered. We are not covered for pollution events. He is to determine the cost for this additional coverage and report at the next meeting. Regarding the welcome wagon, five VPOA's were requested, but he does not know who is moving into the neighborhood nor when.

The Board decided they will meet on April 29 to finalize plans

for the spring fling. Subsequent to our meeting, Pete called to change the meeting date to April 27, 1996, at 9:00 a.m., his home.

The meeting was adjourned at approximately 9:50 p.m.

Respectfully submitted,

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

ANDREA JONES

Report from Architectural Control Committee
at Board Meeting, April 1, 1996
Satish Rao

1. Several telephone inquiries were received, most of a minor nature, with no applications required. One involved replacing gridded windows with single-pane windows. After consulting with Committee, I requested and received a written application. After a telephone survey of Committee, we approved the application.
2. Two applications for fences have now been received, and will be processed. No irregularities are apparent so far.
3. In response to a query at an earlier Board meeting, Lot 62 did apply for a new shed to replace the old, but (i) the application did not state whether the old one would be removed, and it has not; (ii) the new shed is taller than in the picture supplied with the application; and (iii) there is trash around the two sheds.
4. In response to a query from Mary Beth, three houses on Spinning Wheel (10122, 10120 and I think 10116) have high bay windows, with siding running by underneath, (no applications on file, but perhaps the bay windows came with the original houses); and one at 4330 Still Meadow has a sloping base (has a very unclear application, and no record of approval).
5. 4324 Farm House has an air conditioning unit in an upper floor window, with no application on file. *look at*
6. Following up on an inquiry from Mary Beth, what liability is the Board taking when issuing Disclosure statements? How do we know a house complies with all covenants without a detailed inspection? Should we be issuing Disclaimer statements instead?
7. I notice that previous application and approval procedures and forms vary, from very skimpy to very detailed. Some applications on file do not show a record of approval. How do we proceed with these?
8. Should we examine the format of our newsletters? Could we add some humor? Could we add some small anecdotes relevant to homeowners? Should we invite readers to send in suggestions? I could insert a list of "answers to the most frequently-asked questions" for improvement applications.

Article

HFCA BOARD OF DIRECTORS

March 4, 1996

The third meeting of the HFCA Board of Directors was held March 4, 1996, at the home of Andrea Jones. The meeting was called to order at approximately 7:30 p.m. by President Pete Scala. The following members were present: Brenda Denny, Andrea Jones, Mary Beth Pernicano, Kathy Gillette and John Stanley.

The minutes of the Feb 5, 1996, meeting were read and approved with corrections.

The following reports were provided by Board members:

Architectural Control: Although Satish Rao was absent, he had telephonically reported all the inquiries received so far have been informal regarding routine window replacement and possible patio and carport construction. The homeowners were advised of the proper procedure for submitting architectural review requests.

Grounds: John reported Jim Daniels and Kirk Randall had volunteered to remove the fallen trees from the common grounds. **The work is scheduled to occur March 10, 1996.** John also reported one of the foot bridges on the paved path had washed away but John put it back in place. Also, he has reviewed the bids submitted for common grounds maintenance; i.e., mowing, and recommended the Board renew its contract with R&R Services although there will be a \$50 increase per mowing. The Board unanimously approved his recommendation. A copy of the 1996 Common Grounds Mowing Bids report is attached and hereby made part of these minutes. *- Dick*

Neighborhood Watch: Kathy reported that a Spinning Wheel Court homeowner complained a car had been driven slowly through their yard and onto their driveway. **Kathy will write an article for the newsletter** about this occurrence and also that neighborhood watch volunteers would be welcome. *- Dick*

There was much discussion regarding the bus stop issue. It appears the school board's willingness to provide bus service for the Woodson and Frost students has been overcome by the bureaucracy. As a result, **Pete volunteered to write a letter** to school board member Moon and ask for his support in implementing bus service for Hickory Farms students. Brenda has backup information on this topic. *- Dick*

Treasurer: Mary Beth reported a balance of \$27,017.63 and that a total of approximately 80 homeowners have paid their dues. She submitted the attached treasurer's report which is hereby made part of these minutes. **Mary Beth will research the treasurer's files** to ascertain if there are any outstanding liens against any Hickory Farms properties which were placed by the HFCA Board. *- Dick*

Vice President: Brenda reported on her "keeping up the neighborhood project." Although she received no volunteers to help redraft the restrictive covenants, **she will contact Paul Kite**, George Mason Forest Homeowners Association, for a copy of their covenants. It was recommended that she might want to ask for drafting assistance from past presidents. She also reported the homeowner at 10010 Cotton Farm Road is concerned about the number of vehicles being parked on the lawn, in the driveway and on the street at 10008 Cotton Farm and questioned how many unrelated adults are permitted to occupy a dwelling. Kathy reported there is a "Kate and Allie" law which restricts the number of unrelated adults to four. **Brenda will draft a letter to the homeowner** requesting his assistance in resolving this issue. D-1

President: Pete reported on the speed humps vs. speed bumps issue. Apparently there was some misunderstanding regarding Hickory Farms' qualification for speed humps--we don't qualify. We do, however, qualify for 3-way stop signs, and **Pete will include an article on this topic in the March newsletter**. We don't need a petition for stop signs, and there also is no traffic count required. He has not yet called for bids for the HFCA's independent contracting for snow removals. **Pete asked John Stanley to investigate** who is responsible for removing the sand, which is residual to snow/ice removal efforts, from the streets. Pete received one call regarding the welcome wagon, but he/she did not call again. Pete agreed to accept the responsibility, and **Mary Beth will let Pete know** when someone is scheduled to move into the neighborhood. **Pete asked Mary Beth to meet with him** to review the directors' and officers' liability insurance policy to ensure coverage for specific areas. **Pete is planning to attend** a county budget meeting at 10:00 a.m. on March 9, 1996, and also reported there would be a public hearing on March 11, 1996, to discuss rezoning of property located at Burke Station Road and Braddock Road to allow up to 2.2 houses per acre rather than the current 1 house per acre restriction. Residents of this new 18-home community would have no public street access to Burke Station Road; they would access Braddock Road. Done
1 - pay
1 - pay
D-1

We also discussed plans for the Spring Fling. **Mary Beth will contact** Green Acres Elementary School to ensure there is no conflict with their annual family event. **Kathy will decide upon a day**, and **Mary Beth will generate** an article for the newsletter. Done
Done

The meeting adjourned at approximately 9:37 p.m.

Respectfully submitted,


ANDREA JONES

CORRECTED MINUTES

Board of Directors
Hickory Farms Community Association

The second meeting of the Hickory Farms Community Association Board of Directors was called to order at 7:40 p.m on February 5, 1996. The following members were present: Pete Scala, Brenda Denny, Andrea Jones, Mary Beth Pernicano, Satish Rao and Kathy Gillette.

The minutes of the 5 December 1995 and 13 January 1996 were read and approved.

There was no report from Architectural Review. Satish has been asked to look into whether or not approval was granted for a storage shed and wood shed both constructed on Lot 62, 10012 Cotton Farm Road.

The treasurer reported a balance of \$20,896 in the treasury. Bills were paid to the Braddock District Council for membership, Bell Atlantic for cellular telephone services, and Kinko's for copy services.

The Secretary announced that newsletter articles were due by February 17, 1996.

The Vice President reminded those in attendance of the meeting scheduled for 13 Feb 1996 to look at rewriting the restrictive covenants. The members discussed the feasibility of obtaining covenants of other community associations to use as guides in revising the HFCA covenants.

The Board discussed the appropriate procedure to follow when a property was determined not to be maintained consistent with the covenants; i.e., send a letter to the homeowner advising him of the deficiency and a copy to the renter.

Pete Scala announced he had contacted VDOT to determine if HFCA could contract independently for snow removal. VDOT advised him we would need to acquire a permit which would cost approximately \$40-\$50, and the annual cost would be approximately \$15,000 per year. Pete will contact other snow removal companies to determine if a lower annual cost is possible.

Pete announced that 75% - 90% of the homeowners on Still Meadow and Cotton Farm Roads would need to approve the installation of speed humps. He will meet with VDOT to determine the number of speed humps and the probable location.

Two residents, Ron Colaprete and one anonymous Wheatfield Court resident were recognized for taking the initiative to clear snow from the sidewalks during the last major snow fall. The Board agreed we would acknowledge their efforts in the newsletter.

Both Pete and Kathy obtained information that bus transportation to Frost and Woodson would now be available, and the students needed to obtain a request from their respective guidance counselors. The Board members agreed to contact several of the families known to us to have students at those schools and advise them of the procedure.

The Board discussed the feasibility of organizing a welcome wagon committee to greet new residents to the community. Kathy agreed to draft an article for the newsletter.

Kathy reported on a neighborhood watch meeting she attended on January 17 at the West Springfield police sub station. She is interested in determining the feasibility of daytime neighborhood watches. Kathy also announced that we have two new members of neighborhood watch.

The meeting adjourned at approximately 9:15 p.m.

Respectfully submitted,



ANDREA JONES

Hickory Farms Homeowner's Association

Minutes of the Board of Directors' Meeting January 13, 1996

The meeting which had previously been scheduled for January 8, 1996, was postponed to January 13, 1996, due to the blizzard. The meeting was held at the home of President Pete Scala and was called to order at 2:10 p.m. Other Board members present were Brenda Denny, Andrea Jones, Kathy Gillette, and John Stanley. The agenda was distributed.

In the interest of expediting this Board meeting, minutes of the December 5, 1995, meeting were distributed and will be read and voted on at the next Board meeting February 5, 1996.

OLD BUSINESS

President: Pete Scala reported that community sidewalks, curbs and street gutters are to be replaced during the summer of 1996. He also expressed concern about the poor response Hickory Farms received from the Virginia Department of Transportation (VDOT) during the blizzard of 1996. NOTE: Even though the blizzard had begun on Saturday, January 6, snow removal from most of our streets did not begin until Thursday, January 11. Record amounts of snowfall did accumulate during the blizzard; however, our community appeared to be one of the last communities in our immediate area to be serviced by VDOT. Not only were calls placed to VDOT expressing our concern but also to Sharon Bulova's office which intervened on our behalf.

The Board decided to include an article in the next newsletter advising residents of action they could take to help our neighborhood recover from future snow storms; e.g., remove their vehicles from the street so snow removal equipment could have unimpeded access, shovel the sidewalks in front of their homes so the school children could walk to school on safe sidewalks. We will also advise the residents if they are unable to clear the snow themselves, they should contact one of the Board members or one of the children listed in the back of the Hickory Farms directory. Residents should also contact Pete Scala with their concerns; VDOT's telephone numbers will also be provided. Andrea Jones will prepare an article for the newsletter.

Treasurer: There was no treasurer's report due to the absence of Mary Beth Pernicano because of a previous commitment. The 1996 assessment notices will be distributed with the next newsletters. One request for a VPOA package was received.

Vice President: Brenda Denny expressed her dedication to working to maintain Hickory Farms property values and is concerned about enforcing the community's restrictive covenants. It is possible the community needs stricter rules on home maintenance. Brenda will chair a committee to rewrite the restrictive covenants.

Secretary: Andrea Jones requested that articles for the next newsletter be provided to her by January 20, 1996, and that members should anticipate newsletter distribution the weekend of January 27 and 28.

Neighborhood Watch: Kathy Gillette expressed an idea of establishing an expanded neighborhood watch to provide coverage during the daytime. We might be able to obtain support from retired personnel and those who might be at home during the day. Two volunteers per week would be needed just to be visible in the neighborhood. Kathy received one complaint from a homeowner in the vicinity of Still Meadow and Cotton Farm Roads of someone driving through his yard. She asked the neighborhood watch to pay particular attention to that area. Kathy also volunteered to contact Frost and Woodson to obtain forms which would be needed so students can possibly utilize bus transportation.

Grounds: John Stanley discussed the reported need to trim the 100-year-old poplar tree which is on common ground behind Round Top Court. Homeowners in the vicinity of the tree have expressed concern that the tree may pose a hazard during storms. After discussion among the Board members, it was decided John will survey the neighborhood and try to identify other potentially hazardous trees located on common ground that either require removal or trimming. He will then solicit bids for tree services. John is also in the process of reviewing the bids for common grounds maintenance and will discuss at the next meeting. The 1995 Board's grounds person, Ron Arnold, has agreed he will continue oversight of the construction of the path behind Still Meadow Road and Country Squire Lane.

Architectural Review: Satish Rao was absent, and Kathy Gillette reported on his behalf that no new requests for architectural review had been received.

NEW BUSINESS

The president discussed the possibility of the HFCA obtaining independent snow removal services. He was advised Pam Barrett had previously researched that issue. He will contact her. Pete will also pursue the installation of speed humps which were approved at October's annual meeting of the homeowners.

The Board agreed they would meet the first Monday of each month; the next meeting will be held February 5, 1996, at 7:30 p.m. at Kathy Gillette's home, 10024 Cotton Farm Road.

The meeting adjourned at 4:00 p.m.

Respectfully submitted,



Andrea Jones
Secretary

Hickory Farms Homeowners Association

Minutes for the Board of Directors' Meeting, 5 December, 1995

The meeting was held at Yen Cheng Chinese Restaurant and was called to order by the President, Pam Barrett, at 7:23 p.m. 1995 members present were Pam Barrett, Bob Cosgriff, Ron Arnold, Tish Lobb, Ginny Herchert, Brenda Denny, and Kathy Gillette. New Board members Satish Rao, Andrea Jones, Mary Beth Pernicano, Becky Stanley (for John Stanley), Rose Scala (for Pete Scala), Kathy Gillette, and Brenda Denny were also present. In addition, several Board member spouses were present. Agendas were distributed.

Minutes of the November meeting were approved with one correction (date of meeting).

Architectural Review: Brenda Denny reported that a walkaround follow-up still needs to be done after the walkaround done in September. Several homeowners were sent letters regarding maintenance which needed to be done to stay within the restrictive covenants of the neighborhood. There was discussion of several cars which are parked in yards in the neighborhood. Brenda suggested that people call a new program called "Target" which Fairfax County has instigated for abandoned cars. Brenda has called Target regarding two different cars, one on Country Square, and one on Harvester Farm. No new applications for architectural review were submitted this past month.

Grounds: Ron Arnold reported that A-1 Asphalt has paved the lower portion of the north path as of today (12/5/95). The progress is being hampered by soggy ground. Five posts will be installed by the easements, and two posts (one removable) will be placed by the Roberts Road entrance to the path. Ron also discussed a 100-year-old tulip poplar tree which is located in the upper common ground behind Ron's house on Round Top Court. The tree loses a lot of branches, and estimates will be gotten from several more tree expert companies to see what the costs for trimming or removal are. Ron also is pursuing bids for next year's common ground mowing. Rod Ivy (our present contractor) has already put in a bid.

Neighborhood Watch (NW): Ginny Herchert reported that she recently sent out a new NW schedule to all NW members. Forty-five families, out of a total of 199 possible, in Hickory Farms are active in NW from the entire neighborhood. Ginny also said that the new chair of NW should be advertised in the next newsletter. At present, Ginny attends bimonthly meetings at the police substation. She will attend the first meeting with the new chair.

Treasurer: Tish Lobb reported that she will do the end-of-year report at the end of December and pass it on to the new Treasurer.

Secretary: Articles for the next newsletter are due on December 11, with a tentative distribution date of December 16.

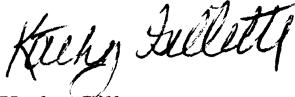
Vice President: Bob Cosgriff reported that the new director of Lambda House contacted him recently to introduce herself. Bob hopes that the wildflower gardens will continue to be a priority for the new Board next year. He also reported on priorities for next year: (1) to stay involved in the Braddock Council of Neighborhood Association meetings, (2) to strengthen the covenants, (3) to continue to stay involved with owners or rental houses to prevent unwanted activity, and (4) to form a welcome wagon committee for new neighbors.

President: Pam Barrett reported that new information on bus service should be received by tomorrow (12/6/95). Pam has had contact with our attorney regarding getting the money back from the Burke Station

Woods developers for our legal fees in the recent lawsuit. Pam feels that it may cost almost as much money to have our attorney get back our fees as it did for the fees to begin with. She will look into this further. Pam recommended continuing our involvement in the Braddock District Council meetings which are held on the second Wednesday of every month. Pam also reviewed what that she feels a priority for the new Board should be to emphasize the property values of our homes and enforce the covenants to keep up property values. Pam also mentioned that some neighbors had asked her about getting a private contractor to perform garbage and leaf pickup for Hickory Farms. She recommended that the new Board look into this.

The meeting adjourned at about 9:30pm.

Respectfully submitted,



Kathy Gillette
Secretary

Hickory Farms Homeowners Association

Minutes for the Board of Directors' Meeting, ¹⁴15 November, 1995

The meeting was held at Pam Barrett's house and was called to order by the President, Pam Barrett, at 7:35 p.m. Members present were Pam Barrett, Bob Cosgriff, Tish Lobb, Ginny Herchert, Brenda Denny, and Kathy Gillette. Agendas were distributed.

Minutes of the October meeting were approved with two corrections.

Architectural Review: The Architectural Review Committee has had no new requests for approval. The Ambrogis on Wheatfield want to build a stairway, and their request was approved. Since the Oktoberfest was canceled twice, another "walk-around" the neighborhood has not been done to follow up on the one done earlier during the summer. Brenda Denny will be trying to set up another "walk-around" if there is good weekend weather forecasted for a weekend in the near future. The Johnsons (renters) on Farm House still need to have their shed approved by the committee. Brenda will get the committee together soon, and she sees no problem with approval. Brenda discussed the necessity of informing renters of the covenants. Board members should watch out for rental signs and meet new neighbors, sharing the covenants with them at that time. Brenda has called a Fairfax County program called "Target" recently about a neighbor's seemingly abandoned car parked in their back yard. The vehicle has no tags, and it is suspected that no taxes have been paid on the vehicle. Brenda will follow up on this vehicle as well as another vehicle with no tags parked in a yard on Harvester Farm.

Grounds: Ron Arnold was unable to attend the meeting, so Pam Barrett reported for his committee. A 100-year old tulip poplar in the upper common area (old farm house area) has posed safety questions for some homeowners living nearby. Every time the wind blows, many branches fall down. Ron Arnold asked Fairfax Tree Service to inspect the tree. They gave an estimate of \$1500 to trim the tree, and \$3000 to remove the tree. A suggestion was made by the Board to call several companies for estimates and opinions on the safety of the tree.

The progress on the north path was discussed. This path, as well as the two paths leading off from Wheatfield and Country Squire to the path, are being reasphalted. As long as the ground is not frozen solid, the asphaltting should work fine. A motion to put in a removable post at the Roberts Road entrance was made, seconded, and approved by the Board. This will enable vehicles to enter the path in case of an emergency and also for vehicles used in upkeep of the path.

The Klingemanns suggested that the Board trim the large Bradford pear trees along Cotton Farm so that high winds will not cause damage. Pam will ask Richard Akers about trimming these beautiful trees back this winter so that the trees stay healthy.

Kathleen Connelly asked Kathy Gillette recently to look into trimming the common area trees which are adjacent to her property. The Board should look into this next spring.

Neighborhood Watch: Ginny Herchert reported that six new members signed up for Neighborhood Watch at the annual meeting in October. Ginny also reported that the schedule in the recent newsletter was incorrect. Ginny will schedule Neighborhood Watches through spring so that the newer Board member will not have to make up a schedule until that time. The Hercherts and another neighbor had pumpkins thrown into the rear windows of their cars, breaking the windows and scattering glass all through the car. This happened on Halloween night. Dave McIntyre, a new HF neighbor who signed up for Neighborhood Watch, suggested that

the board take a look at the insurance policy as it exists for coverage of Neighborhood Watch. Pam Barrett said that HF "watchers" are covered under the present policy for various types of liabilities. Mr. McIntyre also suggested that cameras at the entrances to the neighborhood may prove to be effective deterrents to crime in the neighborhood. The Board questioned the cost of such an undertaking. Pam Barrett reported that a \$1.9 million grant for community policing was passed. Twenty-four officer positions will be delegated to community policing.

Treasurer: Tish Lobb reported that the new directory is completed and ready to go to the printer. Tish discussed the cost with the Board, and it was agreed that Tish should go ahead with paying for folding and stapling and to try to get a competitive price on the printing.

Secretary: Articles for the next newsletter are due on December 4-6. The last newsletter of the present Board will go out on December 8.

Vice President: Bob Cosgriff reported that he spoke with the renters at 10008 Cotton Farm Road regarding parking their cars in the front yard. Bob feels that the renters will not park their cars in the front yard in the future. Pam Barrett previously wrote a letter to the owner, Mrs. Mitrano, but never sent it. Pam will send the letter, which discusses responsibilities of the renters to stay within the covenants of the neighborhood.

President: The turnover meeting from the 1995 Board to the 1996 Board will be held at Yen Cheng Chinese Restaurant on Main Street on December 5 at 7pm. All present and future Board members, as well as their spouses, are invited to attend this dinner meeting. The cost should be around \$8-\$9 per person. Kathy Gillette will call to reserve the large room at Yen Cheng (for 24 people). Each present Board member will call a future member and invite them to the meeting.

Pam Barrett reported that Ilyrong Moon was elected to the School Board. It is hoped that Mr. Moon will bring Hickory Farms' bus service issue before the new School Board in the near future since he seemed to support the idea on the walk from HF to Frost in the fall.

Pam will ask our attorney to press on getting the money which was spent on the Burke Station Woods issue. (The lawsuit brought forth by Burke Station Woods developers was dismissed. Hickory Farms wishes to get back the money spent on attorney's fees.)

The meeting adjourned at 9:07pm.

Respectfully submitted,



Kathy Gillette
Secretary

HICKORY FARMS COMMUNITY ASSOCIATION
Board of Directors Meeting
December 17, 1997

Attendees: Pete & Rose Scala, Sean & Claire Coleman, Mary Beth & Rick Pernicano, Kathy & Chuck Bethany, Tom & Mary Johnson, Joe Shea, Tom & Pat Barrett, Eric & Clarisa Maribojoc, Tami Verheul, John Stanley, Bruce Bernhardt.

1. **Secretary Report:** Bruce reported minutes for the Board Meeting of October 6th and additional prior Board meetings would be provided prior to next Board meeting. Board deferred approval of 10/6/97 Minutes until January meeting.

2. **Reports from Board Members:**
 - 2.1 **Architectural Control Committee:** Kathy handed out a summary report for 1997 that will be included in the December newsletter. (See attached) Twenty five applications were received and approved by the ACC in 1997. Kathy thanked the members who served on the ACC, Greg Gillette, Charlotte Clinger and George Rosenkranz.
 - 2.2 **Grounds:** Joe Shea and Tom Johnson provided a joint summary report for 1997.
 - The Fall Clean-up went well and there was a good turn-out for the event.
 - Joe will receive log book from Tom.
 - County representative called Tom and reported that Roberts Road path is a county responsibility. A work order to inspect the path for overgrown, water or drainage problems is in progress. No date on when inspection will occur.
 - Tom received a \$300 bill for ~~hammering~~ ^{smacking} Joe will follow-up.
 - Tom reported we are waiting on a response for the mulch bill. The company has gone out of business. Tom will provide a letter.

The Board discussed the tree which has fallen across the path by Rabbits Run. This is a large tree trunk and will need a large chain saw to cut. Pam reported that it appears that gravel is being dumped near the stream along Rabbits Run. Board members agreed to take walks back through the area to investigate. Joe indicated that a map showing the common areas to be maintained by the annual lawnmowing contract has been developed.
 - 2.3 **Neighborhood Watch:** A new schedule covering the first half of 1998 has been developed and will be distributed with the next newsletter. John provided a summary report that will also be sent to each homeowner.
 - 2.4 **Treasurer:** Mary Beth provided copies of the 1997 Budget/Actuals report and the proposed 1998 Estimated Budget. The final 1997 figures are awaiting the December printing cost and Rules & Regulations printing costs.
 - 2.5 **Secretary:** Next newsletter will be delivered to each Board member by 8:00 am on Saturday, 12/20. All articles should be in by Wednesday evening. Draft will go to the printer on Thursday (Friday worst case).
 - 2.6 **Vice- President:** Sharon Bulova, District Supervisor, is looking to form a Park Plan Policy Group. If anyone is interested, they should contact Pete or Sean for more details. Sean discussed the plans to develop the property at Roberts Road and Braddock Road. Six parcels are currently rated R-1 (estimated 12 acres).

Current owner wants to develop. His proposal has been held off. Sharon wants a committee to evaluate options to develop the land. Tom and Pam will talk to Sean about volunteering for the committee. The committee should only be active from January to approximately March.

2.5 President: Pete presented the following topics/issues:

- **Leaf Vacuuming:** Several homeowners have inquired about leaf removal. Initial investigation revealed that if the county provides the service, a lean will be placed on each homeowner's property for approx. \$240.00. Additional investigation is needed on this subject and will be taken up by the 1998 Board.
- **Copies of the Rules & Regulations** were not available in time for the HFCA General Meeting. Based on passage of the document tonight, copies will be distributed with the next newsletter.

Motion: HFCA Board approve the HFCA Rules & Regulations as amended (copy attached to these minutes) and distribute individual copies to each homeowner. Motion was seconded and approved unanimously (6-0). The effective date of the Rules & Regulations is 12/17/97.

- Pete thanked the 1997 Board members for their efforts this past year.

3.0 New Business:

3.1 Transition to 1998 Board: Following discussion of job responsibilities, the 1998 Board positions were accepted:

President:	Pete Scala
Vice President:	Sean Coleman
Treasurer:	Kathy Bethany
Secretary:	Tami Verheul
Grounds:	Joe Shea
Neighborhood Watch:	Eric Maribojoc
Architecture Control Committee:	Tom Barrett
Welcome Wagon:	Pete Scala (pending coordinator)

3.2 Based on a discussion by the full Board, the following motion was made:

Motion: The HFCA Board authorized the HFCA to pay for the cost of the December Board meeting, including dinner charges. The motion was seconded and approved unanimously (6-0).

4.0 Meeting was adjourned at 9:10 pm.

BJB

Hickory Farms Community Association

Board Meeting Minutes

October 6, 1997

Attendees: Pete Scala, John Stanley, Sean Coleman, Denise Dimmen, Joe Shea,
Tom Johnson

1. **Review & Approve Minutes from 9/8/97 Board Meeting:** Bruce informed the Board that the minutes have not been distributed and will be ready by next meeting.
2. **Rules & Regulations Hearing Feedback:** Comments from the Rules and Regulations hearing were discussed and modifications made to the proposed Rules and Regulations for HFCA. Items discussed included:
 - use of shall instead of will
 - where applicable, sections should apply to tenants as well as homeowners
 - other structures attached to or separate from should be clarified
 - HFCA will not provide certification of approval if non-compliance occurs
 - maintenance of existing fences
 - clarify gutters
 - clarify car ports not to be used for storage
 - Architecture Control Committee minimum membership of 5 instead of 4
 - add date to ACC form
 - spell out the leash law
 - trash containers left on sidewalk
 - removal of newspapers from driveways after delivery
 - if ACC approves a request, can board approve
 - full time operation of trade or business within HFCA.

Following discussion modifications were made and Pete agreed to produce a final copy for distribution at the HFCA General Meeting.

3. **Fall Picnic and Chili Party:** Denise Dinnen, coordinator of the Fall Picnic and Chili Party discussed plans for the event. There would be no judging of the chili! A contest will be held next year for the best chili! The event will be made simple to encourage people to come. A bare bones approach will be planned. Ideas discussed included:
 - Children's Stuff: Joe & Trish
 - Stuffed Scarecrows: Tom to provide hay/straw
 - Mummy contest: kids with toilet paper
 - Pinyatta:
 - Apple Biting Contest:
 - Volleyball
 - Horse shoes
 - Croquet
 - Tape Player (boom box) for music:
 - Door prizes: no more than \$10.
 - Food- macaroni, rice, bread:
 - Truck: Tom
 - Bowls, spoons, forks, knives: HFCA provide
 - Hot cider, coffee HFCA provide
 - Boil hot dogs, buns HFCA provide
 - Signs: up 10/9, rain date 11/2
 - Date for input to newsletter: 10/14.

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting December 2, 1996

Board members in attendance: Pete Scala, Brenda Denny, Satish Rao, John Stanley, Mary Beth Pernicano, Andrea Jones. New Board members present included Sean Coleman, Tom Johnson, Kathy Bethany, Bruce Bernhardt.

1. **Secretary Report** – Andrea Jones: Minutes of the October 14, 1996 Board meeting were approved as read.

2. **Reports from Board Members:**

Architecture Control – Satish Rao: Satish provided a written report, (copy attached to Secretary's file copy). A summary of applications in 1996 was provided at the 1996 Annual HFCA Meeting. Satish recommended drafting a clear set of guidelines for the Architecture Control Committee to use. All three remaining ACC members are willing to continue if invited by incoming ACC Chairperson. There are no pending or unfinished business or requests.

Grounds – John Stanley: The poplar tree removal, announced at the Annual Meeting, will be scheduled as soon as the ground hardens. Heavy equipment will be needed to remove the tree. The budgeted amount is \$4,000. Drug paraphernalia was found in the lower common grounds. John moved one of the HFCA benches at the lower common ground area.

Neighborhood Watch – for Kathy Gillette: Anyone observing kids smoking dope should contact the police. The police will not identify the caller to the kids. Speed trailer will return next week. HFCA will get a new cellular phone, 6 watts, to replace the old phone, 3 watts. There was a windshield reported smashed on Still Meadow (Dow). Also, at the northern corner of Still Meadow and Farm House a vehicle was driven across a homeowner's lawn.

Treasurer – Mary Beth Pernicano: A few bills remain to be paid and will be in the next couple of days. One homeowner refused to pay dues. Lien was placed on property.

Vice President – Brenda Denny: Letters were mailed. One homeowner refused to sign for letter.

President – Pete Scala: Letter was sent to Sharon Bulova's office concerning Still Meadow and Roberts Roads intersection. Due to accidents and potential for injury, Intersection was recommended as candidate for spot improvement in 1997. Fairfax County is looking at the intersection. Mary Beth suggested flashing yellow lights to denote speed limit. Question was raised concerning when HFCA will post signs saying people caught speeding will be fined \$250.00. No answer provided.

New Directory is targeted for update and distribution in Spring 1997. Pete and Bruce will work on getting updates and revising current Fall 1995 Directory. New Board members will assist based on their distribution routes. Pete will take a shot at updating the HFCA map in the center of the Directory. The current one does not clearly show house numbers.

Brenda Denny and Pam Barrett will continue working on restrictive covenant rules and guidelines.

- 3. Transition to 1997 Board – Pete Scala:** Based on election at the 1996 Annual Meeting, the new HFCA Board members transitioned to 1997 positions, including:

President	Pete Scala
Vice President	Sean Coleman
Treasurer	Mary Beth Pernicano
Secretary	Bruce Bernhardt
Grounds	Tom Johnson
Neighborhood Watch	John Stanley
Architecture Control	Kathy Bethany

- 4. Next Meeting** scheduled for January 10, 1997 at Pete Scala's house, starting at 7:30 pm. Meeting Adjourned.

B.J. Bernhardt
2/8/97

HFCA BOARD MEETING
NOVEMBER 6, 1991

THE FOLLOWING BOARD MEMBERS WERE PRESENT AT THE MEETING THAT WAS HELD AT THE HOME OF DAVE FROBERG: SHARROCKS, FROBERG, SOTTILE, HOPKINS, NOVACK AND MANUEL. (HENDERSON NOT PRESENT)

THE MEETING WAS BROUGHT TO ORDER AT 7:40PM BY THE PRESIDENT.

SECRETARY'S REPORT-

THE SECRETARY PROVIDED THE FOLLOWING MINUTES (INCLUDING CORRECTIONS FROM PREVIOUS MEETINGS) TO THE BOARD FOR CONSIDERATION: 8-1-91; 8-14-91; 9-4-91; 10-2-91; AND THE ANNUAL MEETING OF 10-23-91.

THE BOARD ACCEPTED ALL THE MINUTES .

TREASURER'S REPORT-

KENT MANUEL REPORTED THE FOLLOWING BALANCE IN THE ACCOUNT (INTEREST BEARING CHECKING ACCOUNT) \$11,863

COMMON AREA REPORT-

HENDERSON NOT PRESENT

NEIGHBORHOOD WATCH-

FROBERG REPORTED AN UNUSUAL EVENT ON NOVEMBER 1, 1991 THAT ULTIMATELY INVOLVED TWO POLICE VEHICLES.

CELLULAR PHONE ACQUISITION BEING ELONGATED BECAUSE OF A PURCHASE BY AN ORGANIZATION (HFCA) VERSUS A PURCHASE BY AN INDIVIDUAL (COST WILL BE \$109 + \$60 ACTIVITY = \$169)

ACC REPORT-

BOB SOTTILE REPORTED THAT A REPORT OF THE 1991 ACTIVITIES HAS BEEN PREPARED AND WILL BE PROVIDED TO THE NEW BOARD.

PRESIDENTS DISCUSSION-

STEVE HOPKINS REVIEWED THE MAIL THAT HE HAS RECEIVED.

POTENTIAL CARRYOVER ISSUES FROM THE ANNUAL MEETING THAT MAY IMPACT THE 1992 BOARD:

- o LARGE STUMPS FROM TREES THAT WERE CUTDOWN REMAIN (MANUEL INDICATED THAT HE WOULD TAKE CARE)
- o THE 21 TO 20 VOTE ON THE GMU STUDENTS LIVING IN THE NEIGHBORHOOD
- o TRAFFIC CONTROL ISSUES WILL BE TURNED OVER TO THE NEW BOARD.

GENERAL DISCUSSION:

SOTTILE REQUESTED A RULING BY THE BOARD ON THE NATURE OF THE REMAINING FENCE BORDERING THE VANDOVER DRIVEWAY. SHARROCKS MADE A MOTION TO CONSIDER THE REMAINING FENCE AS A DECORATIVE BORDER THEREFOR ENDING THE ISSUE. SECONDED BY FROBERG PASSED UNANIMOUSLY.

FROBERG BROUGHT UP THE ISSUE THAT THE 1992 BUDGET MAY NOT REFLECT THE ACTUAL COST TO OPERATE THE NEW CELLULAR PHONE. HOPKINS MADE A MOTION TO ACCEPT A \$400 ANNUAL BUDGET FOR "THE WATCH" TO COVER THESE COSTS. SECONDED BY SHARROCKS, PASSED UNANIMOUSLY. FROBERG WAS INSTRUCTED TO TAKE CARE OF THE PURCHASE OF THE PHONE.

NEXT MEETING OF THE 1991 AND 1992 BOARDS (TRANSITION MEETING) WAS SCHEDULED FOR HOPKINS HOUSE ON JANUARY 8, 1992 AT 7:30 PM. FIRST HOUR A JOINT MEETING.

HICKORY FARMS COMMUNITY ASSOCIATION

MINUTES FOR THE BOARD OF DIRECTORS MEETING

September 6, 1993

The Meeting was called to order by President, Larry Russe at 7:30 p.m.. Members present included Bob Ambrogi, Bob Cosgriff, Sharon Mella.

Board Meeting Minutes of August 2, 1993 are corrected as follows:

Treasurer's Report:

Change \$85 to \$80 - The change was for the deletion of \$5.00 that was for the park benches. No additional increases are planned to be in the 1994 budget.

Annual Meeting:

Change Evergreen to Green Acres.

With these corrections made the Minutes were approved.

Common Grounds Report - Bob Cosgriff

The proposed Landscaping plan around the entry Hickory Farms monument signs was discussed. It was reported that the plan calls for the materials, plants, bulbs and labor to be around \$800.00 of which \$400.00 is labor. It was decided to have a working party perform the labor portion. This work is now tentatively scheduled to be done in the fall.

A proposal was discussed to initiate a long term plan to landscape the open/park areas. The board authorized \$2,000 be used to start the program. Bob Cosgriff was asked to prepare a written outline plan of the overall program.

Treasurer's Report - Sharon Mella

It was reported that all bills are paid to date. Sharon Mella was given a bill for \$800 for the lawn service. The account had \$20,304.00 as a balance as of this date.

Neighborhood Watch - Larry Russe

It was reported that as many as eight car windows were shot out along Still Meadow, Harvester Court, and Cotton Farm. The Fairfax Police were called and are working on the case. No other

significant problems were discussed.

Neighborhood Directory - Larry Russe

The Board was concerned if the homeowners want to have their name(s) in the directory It was suggested that a notice be sent to the homeowners so that they can provide this information prior to printing.

The Board approved an expenditure of \$500.00 for the printing of the Directory.

Architectural Review - Bob Ambrogi

Two requests were recently received. The Committee has not taken action as of this date. One request was approved during the month of August.

Annual Meeting - Larry Russe

It was reported by Sharon Mella that the Green Acres School has been reserved for Wednesday, October 27th.

Larry Russe was to attempt to find the two notice signs that are placed on the two entry monument signs. Larry is to contact Steve Hopkins to see if he has any ideas as to their whereabouts.

Sharon Mella volunteered to obtain the refreshments for the meeting. The board approved up to \$50.00 to provide the food and supplies.

Other Business - Larry Russe

Larry reported that the developers of the land on Burke Station Road, Pat Stock and Jeff Lewis, and ask that we meet with them to resolve the easement. Larry appointed a committee, Bob Ambrogi, Bob Cosgriff, and Larry Russe to meet with them to work out the proposed offer of Stock and Lewis. It was the desire of the Board to resolve this prior to the Annual Meeting, if possible.

Newsletter

It is to be out on or before September 27th, so notice can be given to the homeowners, thirty days prior to the Annual Meeting, along with the proposed 1994 Budget.

There being no further business to come before the meeting, it was adjourned.

Respectfully submitted,

Robert Ambrogi

Hickory Farms Community Association

MINUTES FOR THE BOARD OF DIRECTORS MEETING

August 2, 1993

Meeting called to order by President Larry Russe at 7:30 PM. Board members present included Travis Rattan, Bob Cosgriff, Nancy Hepworth, Bob Ambrogi, and Louise Howard.

Board meeting minutes of July 6 were approved as submitted.

Common Grounds report - Bob Cosgriff

All benches have been purchased, assembled, and in place. Final cost for 4 benches was below monies budgeted. Mowing frequency will decrease to every 20 days. Improvements to neighborhood entry signs to start this fall. Improvements to include fresh dirt and spring bulbs. Nancy again recommended posting signs at common ground areas regarding restrictions and permission to use area.

Treasurer's report - Travis Rattan

Approximately \$22,000.00 in account with year end invoices yet to come. Recommend dues to remain at \$85 per home lot. An accounting for '93 and proposed budget for '94 will appear in the next newsletter. Proposed budget for '94 to be presented at September meeting.

Neighborhood Watch - Nancy Hepworth

She attended meeting for Neighborhood Watch participants in Fairfax area and recommends we stay in contact with this group as they had several good suggestions on how to improve our program. The board voted to purchase 1000 parking stickers, cost not to exceed \$500. Neighborhood residences will be requested to post them on their cars.

Neighborhood Directory - Nancy Hepworth

Ken Buchannon, local realtor, will draft directory. No advertising except for Mr. Buchannon will appear. Only names of those neighbors who have given their permission will be published.

Architectural Review - Bob Ambrogi

Only one request currently. Larry has been requested to contact the authority regarding sidewalk repair and find out when the necessary repairs will be completed. Still waiting on additional information regarding easement behind lot 197.

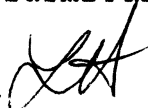
Annual Meeting

Proposed date is October 27 or 28. Larry will attempt to reserve a room at Evergreen Elementary School. Nominations have been received for '94 board members. Voting proxy with self addressed stamped envelope will be included with newsletter; to be published within first 2 weeks of September.

Discussion about a possible Fall Festival. Talked about organizing block captains and having them organizing their areas. Will discuss at September meeting and possibly publish in newsletter.

Next meeting to be on **Monday, September 6, Labor Day.**
Meeting to be held at Bob Ambrogi's home.

Respectfully submitted,

Louise Howard 

HFCA MINUTES OF MEETING JULY 6, 1993

Meeting was called to order by President, Larry Russe, at 7:38. June Minutes were read and approved with one correction. Bob Cosgriff was ratified and affirmed as chairman of the Grounds Committee was added.

Treasurer's Report-Travis Rattan
Submitted 1993 Operating Budget through June 1993.
Discussed Ms. Fazio work and whether to keep her services.
Decided this year to forgo and leave for new Board to decide next year. Will pursue late charges still outstanding.

Architectural Control Committee-Bob Ambrogi
ACC actions on applications submitted for first 6mos. No outstanding requests.

Neighborhood Watch-Nancy Hepworth
Watches running smoothly. About the same number of volunteers. Although, we have had some new members there also have been some dropouts due to moving and work pressures. Summary of reported incidents to police given.

Grounds Committee-Bob Cosgriff
Approval was given to order remaining three benches. So far no complaints on the one bench installed. Need to have a cleanup...mention of cleanup in connection with social activity such as October Fest...will ask Sharon Mella to look into this. Wanted to thank Tom Short for his assistance in emergency tree trimming. Would like to pursue plantings in fall for natural area. A few trees have been injured by mower/trimmer. Bob will check into this.

Stickers: HFCA stickers for cars will be looked into by Bob Ambrogi.

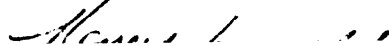
Directory: Marty Stein may still have disk from when he did directory. Nancy will check into this. Authorization was given to Nancy to spend needed funds to get directory together.

Labbe Property: Decision to wait to reply due to following;
(a) No response to counter already out
(b) Waiting on more data

New Business: Select nominating committee (Bob Cosgriff, Chair), set meeting date and make application to Green Acres for meeting place.

Meeting adjourned 9:25PM.

Respectfully Submitted,



Hickory Farms Community Association

MINUTES FOR THE BOARD OF DIRECTORS MEETING

May 5, 1993

Meeting called to order by President Larry Russe at 7:45 PM. Board members present included Bob Ambrogi, Bob Cosgriff, Nancy Hepworth, and Louise Howard.

April 5 board meeting minutes approved as submitted.

Due to Travis Rattan's absence, treasurer's report submitted in writing; see attached.

Neighborhood Watch - Reports indicate "all's quiet." Nancy recommends window stickers for cars (Bob Ambrogi to check on source and cost).

Through the survey enclosed with dues statements, much interest was expressed in a neighborhood directory. Nancy will be looking into making this happen with some assistance.

Newsletter - It was reported that Fairfax Pool would like to advertise for memberships in newsletter. Board is not endorsing or recommending this over any other local pool. Next newsletter to be out around the end of May or first of June. New column proposed for newsletter - salute to high school and college graduates and birth announcements.

Common grounds - Meadows Farm Nursery will meet with Bob and develop a plan for entry signs. Tod Williamson contacted Bob and has taken care of tire track damage. Bob Cosgriff will be following up. A site has been proposed for the first of four benches, it will be located near the old farm house site. A list of community ground projects will be developed and plans made for a community clean-up day to complete them.

Complaints received regarding a house suspected of remodeling garage for additional rooms. It appears there are additional occupants and additional cars parked on the street. Bob and Bob will contact occupants regarding repair of fence and discuss complaint.

Easement - motion was made, seconded, and passed to propose to developer to repair existing path along north side of

Hickory Farms and extend through to Burke Station Road. Bob Cosgriff will be the contact person for this matter. Bob Ambrogi will continue to verify costs of alternate ideas.

Architectural Report - 4 locations submitted and approved. Discussion regarding enforcement of residence choices of exterior finishes and colors. This is a "gray area" and not addressed directly in the by-laws.

Discussion regarding a Fall Community Gathering tabled until the June meeting.

June meeting to be at Nancy Hepworth's home on June 7 at 7:30 PM.

Submitted,

Louise Howard

Hickory Farms Community Association

MINUTES FOR THE BOARD OF DIRECTORS MEETING

June 7, 1993

Meeting called to order by President Larry Russe at 8:15 PM. Board members present included Travis Rattan, Bob Cosgriff, Nancy Hepworth, and Louise Howard.

May 5 board meeting minutes approved as submitted.

Treasurer's report - All bills submitted have been paid (with exception to bill submitted this evening).

All association dues have been paid with exception of one: this household did not pay last year, as well as a lean from a previous year.

Travis received a letter from Earlene De Fazio, an accountant interested in performing the required accounting for the association. The cost to assemble a year end report and complete a year end tax report is \$250. Motion was made, seconded, and approved to accept the \$250 package and then review the work performance and decide at that time if the association should continue with this person.

Architectural Review - 1 application has been submitted and approved. No outstanding applications at this time.

Common grounds - The first bench was purchased, received, and placed in the grove of trees in common grounds on Farm House Lane. Bob will purchase a second bench and place in lower field.

Agreement for easement with developer on east side of Hickory Farms has not been settled. They feel our proposal for their company to improve walk along north side and continue that walk through to Burke Station is asking too much. Bob Cosgriff and Bob Ambrogi will continue to work on this situation. Further discussion at July meeting.

Travis reports that the insurance policy for the common grounds has expired and he is currently making arrangements to reinstate the insurance.

Nancy will ask for volunteers to assist with the new directory. The board is not sure when they would like to

have this done but feel it would be ideal to have it for the annual meeting.

The board voted for Sharon to chair the committee for the Fall Festival. It was recommended that this be discussed in the next newsletter.

Larry presented a letter from the past president regarding the school bus issue. The school will provide a crossing guard and flashing yellow light at the intersection of Cotton Farm Road and Burke Station. This will become a 25 MPH zone.

Next meeting to be held on **TUESDAY, JULY 6** at Travis' home. Meeting adjourned at 9:35 PM.

Submitted,


Louise Howard

It was mentioned that they pay the money already spent by HFCA and in return would receive the legal work already done and paid for by HFCA. To determine value, Larry suggested that two appraisals be done; both to be paid by the developer. Nancy suggested perhaps they would be willing to do something for HFCA rather than try to determine a value for the easement. Eric came up with the suggestion of the path that needs repaving (at an estimate of \$14,000 cost to HFCA) that the developer could probably have done a lot cheaper when he paves his roads. All members were encouraged to come up with further ideas for our April meeting when the developers would be attending.

New Business: Jim Howard resigned as a BOD member and Louise Howard was installed as the new BOD member to be our Secretary.

The meeting was adjourned at 9:55PM.

*Respectfully Submitted,
Nancy Hayward
Acting Secretary
for Louise Howard*

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting January 10, 1997

Board members in attendance: Pete Scala, Sean Coleman, Mary Beth Pernicano, Tom Johnson, Kathy Bethany, Bruce Bernhardt.

1. Secretary Report – Bruce Bernhardt: Minutes of the December 2, 1996 Board meeting are not completed. Minutes will be provided at February 10, 1997 meeting. Transition from Andrea Jones to Bruce Bernhardt will be completed by January 16, 1997. Recommendation was made to use E-Mail to communicate between Board meetings. Bruce will solicit Board member E-Mail addresses from each Board Member.

2. Reports from Board Members:

Grounds – Tom Johnson: (1) The poplar tree removal, announced at the Annual Meeting, has generated additional interest and questions concerning the \$4,000 bid. Tom has received additional input from Darlene Whetstone indicating the tree removal may be accomplished for as little as \$1,800. Tom will investigate. Key issues include insurance, bonding, references and equipment needed to safely take down the tree. Tom will seek best and final bids. The Board decided to wait pending further investigation before authorizing a signed bid and actual tree removal. Suggestion was made to put bid proposals (like the poplar tree removal) in the HFCA Newsletter to allow maximum input from homeowners. (2) Tom has one bid for the common area grounds maintenance (current contractor). He will solicit more bids, focus on a bid process and report next meeting. (3) Spring and Fall clean-up dates have not been determined yet. (4) Tom will contact Fairfax County concerning repair of the Roberts Road footpath. He will start with Florence in Sharon Bulova's office. Tom and John Stanley will complete transition by next meeting.

Neighborhood Watch – for John Stanley: Schedule for first half of 1997 has been published and distributed. There will be a meeting on Tuesday with County Police. Transition from Kathy Gillette to John Stanley is in progress and will be completed by next meeting. There were no major crime issues to be reported or discussed.

Treasurer – Mary Beth Pernicano: Current Balance is \$ 16,217.00, with no bills pending. (1) Computerization of records is in progress. (2) 1997 Assessment will be included with January 1997 HFCA Newsletter. Assessment amount will be \$80.00, same as 1996. Dues will be due in January and collected by March 1997. One homeowner still has not paid 1996 assessment. Same homeowner owes for 2 assessments, although not consecutive years. Assessment has been referred to HFCA lawyers. (3) Braddock Council Dues form is now due. (4) Suggestion was made to create a Special Assessment to cover special projects or unexpected expenses. Discussion ensued. Board elected to not recommend Special Assessment at this time. (5) Suggestion was made to discuss infrastructure issues and expenses (ex: \$10,000 Path repairs in 1996) in Newsletter. (6) There were two requests for Homeowner Packages.

Motion: Motion was made to approve 1997 HFCA Budget as proposed by Treasurer and distributed at 1996 Annual Meeting. Motion seconded and unanimously approved.

Architecture Control – Kathy Bethany: Transition from Satish Rao to Kathy is complete. (1) There is a pending review issue concerning a building request needing drawings. (2) Approach of the ACC will be to work with homeowners to avoid problems. (3) Kathy is forming her committee and is on the lookout for interested parties. She will include invitation to join ACC in Newsletter article.

Secretary / Newsletter – Bruce Bernhardt: January 1997 HFCA Newsletter schedule was decided: Input by 1/24, draft by 1/29, distribution to Board members by 1/31 and distribution to homeowners during the weekend of 2/1-2/2. Routes were selected by new Board members:

Pink 2	Pete	Orange 1	Tom
Orange 2	John (Tom will inform John)	Blue	Sean
Pink 1	Mary Beth	Yellow	Kathy
Green	Bruce		

Tom volunteered to make copies in place of Kinko's expense. Bruce will follow-up with Tom.

Vice President – Sean Coleman: Transition from Brenda Denny to Sean is in progress and will be completed by next meeting. (1) Sean provided a summary from Braddock District Council Meeting, including: HFCA is in Area 11 for snow removal. We are 5th out of 33 in priority. First priority for snow removal is highways, arterial + secondary roads are next. (2) Spot Improvements: Still Meadow + Roberts Roads intersection is #2 on the list! County is looking to complete top 5. (3) New welcome to Braddock District signs will be posted at 4 entrances. (4) 1997 sessions are beginning for development of Comprehensive Plan for the District. Volunteers are needed. Sean will submit an article for the Newsletter. (5) Nominations are needed for Citizen of the Year in Braddock District. The Board identified Bob Cosgriff as a potential candidate for his many years of service. Pete will ask Pam to pursue nomination for Bob. Need application by March 1997. Sean will get e-mail address for nomination form.

President – Pete Scala: (1) Roberts Road traffic control was addressed and spot improvement is in process. (2) Brenda and Pam will continue drafting rules and regulations for restrictive covenants. Pete will get a status for next meeting. (3) There are two new neighbors and the Welcome Wagon will schedule visits to both new homeowners. Welcome Wagon needs additional members. Tom volunteered to help with baked goods. (4) New Directory will be updated and distributed in March 1997. Each Board member should verify input in Directory for houses on their Newsletter distribution route. Tom will try to scan old Directory into a file and give to Bruce. Bruce will accept all updates into one file. Board discussed selling advertisements in the Directory to raise money and cut cost of distribution but decided not to pursue at this time. Board did not want Directory used outside of HFCA homeowner distribution. Advertisers would want copies. Pete has found a replacement for (recently deceased) Ken Buchanan as Directory sponsor. Pete has updated the HFCA map in the center of the Directory. He distributed copies and they look excellent. House numbers are very clear in addition to log numbers.

3. New Business: (1) Community Improvements: Fences on Burke Station look great! Roberts Road Fences need work. There have been several incidents of driving across homeowner's properties and the common areas. Options or planting scrubs or decorative posts were discussed. No resolution was reached.

4. Next Meeting scheduled for February 10, 1997 at Kathy Bethany's house, starting at 7:30 pm. 9:53 pm meeting adjourned.

B.J. Bernhardt, 2/8/97

From: bnnbjb96@bellatlantic.net
Date: Wed, 05 Mar 1997 00:41:18 -0800
To: jstanley@msmail.versatility.com, kcbethan@EROLS.COM, Wntergreen@aol.com,
pscala@POP.EROLS.COM, col+wood@dc.infi.net, tejohnso@ffx.mobil.com
CC: bnnbjb96@bellatlantic.net
Subject: Revised HFCA Board Mtg Minutes

Board Members,

The HFCA Board Meeting minutes from 2/10/97 have been revised and follow this message. Thanks to Tom for corrections/suggestions. Please bring a copy of the minutes below with you to the March meeting.

Thanks,

Bruce B.

JStanley@versatility.com

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting
February 10, 1997

Board members in attendance: Pete Scala, Sean Coleman, Mary Beth Pernicano, Tom Johnson, Kathy Bethany, John Stanley, Bruce Bernhardt.
Guests: Denise Dinnen.

Block Party - Denise Dinnen: The Board decided that the Spring cleanup this year would not include a picnic on the same day, as in prior years. The picnic would be replaced by the block party and held on a separate date as the Spring Clean-up. Denise will provide an article for the February Newsletter.

1. Minutes - Bruce Bernhardt: Copies of the December and January Board Meeting minutes were distributed and read by attendees. Motion was made to approve minutes of both meetings. Motion and seconded and approved unanimously.

2. Reports:

Grounds - Tom Johnson: (1) Tom advised the Board of the status of the Poplar Tree removal. He discussed his findings on the background checks of the two lowest bidders and both were determined to be acceptable. Tom indicated he had received an Arborcultural estimate of \$1,800.00. Strickly Stumps provided an estimate of \$3,250 plus \$400 to grind the stump. The Board authorized Tom to seek best and final bids from Strickly Stumps and Arborcultural. Based on those final bids, Tom and Pete were authorized to make a final decision, sign a binding contact to remove the poplar tree and report back to the Board next meeting. (2) Tom contacted Sharon Bulova's office concerning holes in the street next to the upper common area on Farm House. The holes were filled almost immediately. Pete agreed to send Sharon's office a letter of

How do we break out motions of Board?

appreciation for the fast action and positive result.

Neighborhood Watch - John Stanley: Two incidents were reported within our development, a window was smashed at 4375 Farm House and a mailbox was knocked down at 10005 Cotton Farm Road. Both incidents were reported to police. Speed traps are or will be set up on Farm House and Burke Station Road. John attended the quarterly Watch Meeting which included a tour of the 911 Center by NOVA. John reported that almost 50% of the calls to 911 are wrong numbers or testing phone numbers.

Architecture Control Committee (ACC) - Kathy Bethany: One application has been received for building a shed (replacing an old shed). Three members from last year's committee have volunteered to serve another year with Kathy. One additional application has been received. The Board discussed the new fence on Burke Station Road. Kathy agreed to check the ACC files to determine if an application was made to cover the new fence work. If not, the ACC will meet and discuss the fence and document their Approval of the design and construction of the multi-property fence. Kathy will provide additional information in the February Newsletter.

Treasurer - Mary Beth Pernicano: (1) The final 1996 Treasurer's Report was provided for discussion. Copy was provided for Secreatry file ^{SP}. A review of past five year's landscaping expense revealed that the cost has stayed roughly the same. (2) The Board discussed the Bylaws requirement to establish a Reserve Fund. A motion was made, seconded and approved to take \$10,000 from the current HFCA General Fund Balance and earmark as a Reserve Fund. These segregated funds will be used for capital improvements of HFCA property items. Sean and Kathy agreed to inventory the HFCA property items, conduct a life cycle cost analysis and report back to the Board next meeting. The \$10,000 will be placed in a 60-90 day Treasury Bill. Sean will get the application and the Board targeted May or June as timeframe to purchase the Bill. The Board voted to modify the 1997 HFCA Budget to reflect the \$10,000 Reserve Fund. The vote was unanimous. An article will be included with the March Newsletter with the revised 1997 Budget including Reserve Fund. (3) Mary Beth passed around and had signature cards updated for the 1997 HFCA Board. (4) The Shed on Lot #167 was discussed. The shed as it currently is positioned extends approximately two feet onto HFCA common ground. A lengthy discussion was held and the Board decided to take action concerning the permissive use of the common ground. Kathy agreed to visually survey the property line for Lot # 167. There was discussion that Lot # 169 may have a similar situation. Kathy will perform an inspection and report back next meeting. Bruce agreed to draft a memo to our HFCA lawyers requesting a property record be made of the permissive use of the common ground until the shed was replaced or the property was sold, whichever occurred first. Bruce will provide the memo to Mary Beth who will send to our lawyers for advise. The intent of the Board was to file a Deed of Easement until the shed was no longer resting on the common ground area. (5) The tarp on the roof at 10008 Cotton Farm was discussed. Pete and Sean agreed to visit the property and discuss the status of repairs with the tenants living there. Mary Beth requested a status when she sent the 1997 Assessment Notice to the property owner. Mary Beth will send another letter requesting status. (5) Dues for 1996 were collected from 196 of 197 possible homeowners.

The lone non-paying homeowner is now subject to lien proceedings so that the dues can be recovered at the sale or disposition of the property. Mary Beth will provide a newsletter article for the February Newsletter.

Secretary/Newsletter - Bruce Bernhardt: (1) The final e-mail address was received for the 1997 HFCA Board. Meeting notices, agendas or other materials may be shared via email going forward. Bruce will send an email to the entire Board to insure that everyone has a full list of addresses. (2) Distribution of the January Newsletter, including 1997 HFCA Assessment Notice, occurred the weekend of February 1st and 2nd. (3) February Newsletter input is requested by 2/25. Draft for comments will be sent out by email on 2/27. Distribution is targeted for 2/28-3/1-3/2. Articles are expected from: Grounds, Neighborhood Watch, Treasurer, Architecture Control, President and Block Party. Bruce will use material provided by Mary Beth on hazardous waste disposal.

Braddock District Council Meeting - Sean Coleman: Nothing to report.

President Comments - Pete Scala: (1) The update to the HFCA Directory is targeted for March 1997. Each Board member is updating the homeowner information on their Newsletter distribution route. Pete volunteered to coordinate all changes and maintain the master copy. Tom successfully scanned the 1995 Directory and provided the file to Bruce. Bruce will give the disk to Pete. All changes should be made by next Board meeting.

(2) Welcome Wagon visits are being scheduled for 9998 Cotton Farm, 4375 Farm House, and 10000 Tumbleweed Court. Sean will lead the first and Pete will cover the remaining two. Additional Board members volunteered to assist. (3) Pete was not sure of when the signs indicating speeders would be fined \$200 would be placed in HFCA. He will request the signs from Sharon Bulova's office. (4) Pete asked for volunteers to attend the Fairfax County presentation on Rules & Regulations for Bylaws and Covenants on 2/25 at 7:30 pm. Pete, Bruce and Brenda will attend.

Emmy (last year's v. a President, who is drafting new rules)

3. New Business

(1) A motion was made to stop providing stamps on the HFCA Annual Assessment return envelope. The Board felt that the homeowners could support the first class mail expense. The motion was seconded, and approved unanimously. (2) Mary Beth indicated that we are saving monthly on the new cellular phone package we now have over the package we had last year. The monthly cost is about \$15.00. (3) Pete agreed to contact Brenda and Pam and determine when they will be reporting on the Rules and Regulations for Restrictive Covenants initiative they have been working on.

Next meeting was scheduled for 3/10/97 at Sean's house.

Motion to adjourn was seconded and approved at 10:18 pm

Bruce Bernhardt
Revised 3/4/97

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting April 23, 1997

Board members in attendance: Pete Scala, Sean Coleman, Mary Beth Pernicano, John Stanley, Bruce Bernhardt, Tom Johnson.

1. **Minutes** – Bruce Bernhardt: Minutes from Board Meeting 3/17/97. Motion to approve as amended by John Stanley. Motion was seconded and approved unanimously.

3. Reports:

Grounds – Tom Johnson:

- a. Work on the Upper Common Area: contract was signed and clean-up has begun.

- b. Common Grounds Maintenance Contact was signed with Cardinal. Details include a 30 day out clause. Approval by Board by email worked well. For documentation purposes, the following motion was made, seconded and approved by email:

Motion: Based on the estimates received and recommendation provided by Tom, the HFCA Board authorizes Tom Johnson to negotiate and enter into an agreement with Cardinal for maintenance of Common Area grounds. Terms of payment should be extended throughout the course of the cutting season on a pay for service basis.

- c. Tom received calls concerning the "Dumping" article in the last HFCA Newsletter. He also confirmed that both AAA and BFI pick up yard refuse every Wednesday during the Spring and Summer seasons. Tom will stop by and visit suspected dumping sites to speak with residents.

- d. A tree has fallen down on the northern path behind the last house on the path. This is the second tree that has fallen on the northern path between Roberts Road and Cotton Farm Road. A third tree has partially fallen in the Lower Common area. This tree now needs to be taken down completely before it falls. All three trees will be targeted during the Spring Clean-up.

- e. Spring Clean-up: Tom spoke to Jim Daniels and he will help with cutting trees during Spring Clean-up. Tom suggested that each Board member call or visit the residents on their distribution routes and remind them of the Spring Clean-up. Tom will arrange for the two loads of mulch to be dropped off in two spots, one on Cotton Farm and one at the Upper Common. Tom will use his truck to move mulch to the two entrances. Tom is looking for coordinators for each entrance. The main targets of the Spring Clean-Up will be 1) spread mulch, 2) cut trees, plant flower beds. The paths do not have to be opened all the way. Only a path needs to be cut through the fallen trees. Several additional suggestions for the Clean-up were discussed, including having a sign-up sheet for email addresses, provide a money benefit for participating in the clean-up and target specific clean-up tasks. These suggestions will be discussed again at a later date. Tom summed up with requesting for people to provide wheelbarrows, shovels, blowers, gas powered tools. Mary Beth volunteered with Ric to work the Burke Station entrance and Pete volunteered with Rose to cover the Roberts Road entrance.

Neighborhood Watch – John Stanley:

The phone battery went dead on the Watch cell phone. Cathy Gillette provided a replacement. The stop sign was reported down at Wheatfield & Country Squire and will be replaced. A mail box was reported knocked down on Farm House but the cause has not be identified.

Architecture Control Committee – Pete Scala:

Pete provided a summary of the chain link fence issue from last meeting. Research revealed that past ACCs may have approved the construction of a dog run made of a chain link fence design as long as it could not be seen. With the outside fence that fell down and is in the process of being replaced, the chain link fence can now be seen. Although no written documentation was found, the ACC will request the homeowner to include the chain link dog run in the current application that will cover the replacement fence. The ACC will then re-approve the specific application and will then have complete documentation on file.

Treasurer – Mary Beth Pernicano

Mary Beth reported that all dues for 1997 have been paid except 2. 10014 Cotton Farm and 4318 Farm House Rd. Mary Beth will try to contact each by phone. She already has walked around at the end of March to round up some of the other dues. There are two liens currently on properties for outstanding dues. Mary Beth indicated she will make application for the Treasury Bond once she gets the form from Sean.

Secretary – Bruce Bernhardt:

The May Newsletter schedule was discussed and it was decided that the next newsletter will be distributed one week prior to the Block Party. Pete will coordinate with Denise D. on the details for the Block Party. Once the Block Party date is set, the Newsletter date will also be set. Pete will communicate to the Board via email.

President – Pete Scala:

- 1) Pete indicated that Pam and Brenda have developed a draft set of rules and regulations. He will review and present to the Board for additional review and comments at a later date. An open meeting of the full HFCA will be held prior to enactment of all proposed rules and regulations.
- 2) Directory: Pete contacted Barbara Sipos and she confirmed to cover the cost of the Directory in exchange for advertising on the back cover of the Directory. The Board discussed expanding the advertising options in the Directory for the next republication to include additional advertisers. At the next Board meeting, specific projects will be discussed to target proceeds from any Directory advertising fees.

4. New Business:

- a. Many yards need cutting. In the past, letters were sent out. Pete suggested that Board members walk around their distribution routes and identify bad spots. Then call specific homeowners and discuss in as friendly a manner as possible. Sean volunteered to walk around with John and identify yards that need cutting.

- b. Dogs: Bruce discussed an incident on the North Path involving a dog from 10002 Cotton Farm. The dog was unrestrained and left its property, crossed the stream behind the houses on Cotton Farm and came within 10 feet of Bruce and his wife Nancy, who were walking on the common area path. The dog was barking loudly and appeared threatening. After repeated calls from its owner, the dog finally returned to its property. Other Board members reported problems with a small white dog and piles of dog poop throughout the neighborhood. Bruce agreed to write an article for the newsletter and Pete will write one also.

Meeting Adjourned.

BJBernhardt 5/12/97

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting June 16, 1997

Attendees: Pete Scala, Mary Beth Pernicano, John Stanley, Bruce Bernhardt, Tom Johnson, Pam Barrett.

- 1. Minutes from 5/12/97 and prior Board Meetings:** Bruce reported that the Minutes from Board Meetings 4/23/97 and 5/12/97 will be available next meeting for review and approval.
- 2. Reports:** The regular format of reports from Board members was suspended for this meeting as the main and only topic for discussion was the proposed HFCA Rules and Regulations.

3. New Business:

3.1 HFCA Rules & Regulations: Pete provided an initial draft for each Board member. During the meeting, the Board read and discussed each section of the Proposed Rules & Regulations. Following discussion of each section, Pete summarized the consensus of the Board, noted wording changes, as requested by the Board, and moved on to the next section for review.

The Board was only able to complete reviewing just over half of the proposed Rules and Regulations document. A second meeting of the Board was scheduled for June 30th, in order to complete the review, provide wording changes and produce a copy for distribution to each homeowner in the HFCA.

Pete volunteered to update the proposed Rules & Regulations covered in tonight's meeting and provide an updated copy to the Board prior to the next meeting on 6/30/97. Pete indicated he would send out the revised draft via email.

- 3. Meeting Adjourned 9:40 pm.**

BJB

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting May 12, 1997

Attendees: Sean Coleman, John Stanley, Kathy Bethany, Mary Beth Pernicano, Tom Johnson, Denise Dinnen, Bruce Bernhardt.

1. **Minutes from 4/23/97 Board Meeting:** Bruce reported that the Minutes from 4/23/97 meeting will be provided at the next Board meeting for review and approval.

2. **Block Party Final Arrangements:** Denise D. provided the following update:
 - Not sure yet on attendance, planning on 50 or so.
 - Grills: have 3 could use a 4th. We can get by with 3.
 - Denise will buy hamburgers, hotdogs, condiments, buns etc. at Price Club
 - People will bring their own salads and veggies.
 - Grass in common area will be cut on Wednesday.
 - Tables: Tom and bob will pick up tables on Saturday morning.
 - Benches will be picked up from common areas Saturday morning.
 - Kids games will include sidewalk chalk.
 - The rutted area where tree was removed will be roped off.
 - Denise will provide water.
 - Sports will be held on the lower portion of the upper common area.
 - Denise will have spray paint to mark off sporting event boundaries.
 - The street area will also be taped off for safety .
 - People should bring their own drinks, Denise will provide ice and water.
 - Claire and Kathy may provide croquette.

3. **Reports from Board Members:**
 - 3.1 **Grounds:** Clean up of upper common are will be needed after removal of large poplar tree. Upper common area will be cut in time for the Spring Block Party.
 - 3.2 **Architectural Control Committee:** The Board discussed making the ACC Application for Architectural Review form more available and complete. The form will be included in future newsletters and potentially in the Directory. Also, the HFCA Post Office Box will be added to the form.
 - 3.3 **Neighborhood Watch:** No crimes were reported. Watch assignments for next few weeks will be published in the newsletter.
 - 3.4 **Treasurer:** All bills are current.
 - 3.5 **Secretary:** Schedule for next newsletter was discussed. In addition, a flyer for the block party will be developed and distributed.
 - 3.6 **Vice President:** Note COY in new business.
 - 3.7 **President:** Pete was not able to attend and had provided Sean all his input.

4.0 New Business:

4.1 The Board discussed marking the 20th Anniversary of Hickory Farms Community with potential tie in to the Fall or Spring Block Party. No specific plans were adopted and topic was tabled.

4.1 Citizen of the Year: HFCA has nominated Bob Cosgriff as a candidate for Braddock District Citizen of the Year! Pam had turned in the nomination to Sharon Bulova's office. The COY announcement will be made at the Annual Council Picnic on 6/11/97. Sean will check to see if Bob was selected.

5.0 Meeting was adjourned at 8:30 pm.

BJB

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting June 30, 1997

Attendees: Pete Scala, Sean Coleman, Kathy Bethany, Mary Beth Pernicano, Bruce Bernhardt.

1. **Minutes from 6/16/97 and prior Board Meetings:** Bruce reported that the Minutes from Board Meetings 4/23/97, 5/12/97 and 6/16/97 will be available next meeting for review and approval.
2. **Reports:** The regular format of reports from Board members was suspended for this meeting as the main topic for discussion was the proposed HFCA Rules and Regulations. Abbreviated reports were provided:
 - 2.1 **Treasurer:** Lamba House has applied for permits to expand from 6 to 8 residents. A plan for expansion of the second floor has been developed. HFCA will inquire to insure that the plans conform to all applicable County zoning and building regulations.
 - 2.2 **Grounds:** Due to getting remarried and moving out of HFCA, Tom is in search of a replacement as Board member and Grounds Chairperson. Anyone knowing of potential candidates should provide the names to Tom and he will contact them to determine if they are interested.
 - 2.3 **Secretary:** Dates for next newsletter were selected. All articles should be in to Bruce by Wednesday, 7/16. Pete will review the final draft on Thursday, 7/17. Distribution will occur the weekend of 7/19 & 20.
3. **Old Business:**
 - 3.1 **HFCA Rules & Regulations:** The Board continued the review started at the 6/16/97 Board meeting. The Board reviewed the first portion of the proposed Rules and Regulations noting changes agreed to and updated by Pete since 6/16/97. The Board next completed reviewing the entire document. Pete noted all changes on his master copy and volunteered to make the changes and provide a final proposed copy to each Board member prior to the next meeting of the Board.

The Board discussed plans for and agreed to schedule a General Meeting of all homeowners of the HFCA in August after distribution of the proposed Rules & Regulations to allow comments and input from the homeowners. Pete volunteered to call Green Tree Elementary School to select a date and time. Pete will send out an email with the meeting specifics. August 2nd was selected as an initial target date.

Motion: The Board authorized Pete to have 200 copies of the proposed HFCA Rules 7 Regulations printed for distribution to each homeowner in the Association. Motion was seconded and approved (4-0).
 - 3.2 **COY:** Bob Cosgriff was selected as a Braddock District Citizen of the Year for 1997! A lead article will be placed in the next newsletter noting the selection. Bob has been a consistent and active member of the Hickory Farms community since his arrival, almost 20 years ago. Congratulations Bob!

4. Meeting Adjourned 9:50 pm.

BJB

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting August 11, 1997

Attendees: Pete Scala, Sean Coleman, Kathy Bethany, Mary Beth Pernicano, Bruce Bernhardt
Tom Johnson.

1. **Minutes from 6/30/97 and prior Board Meetings:** Bruce reported that the Minutes from Board Meetings 4/23/97, 5/12/97, 6/16/97 and 6/30/97 will be available next meeting for review and approval.
2. **Reports:**
 - 2.1 **Grounds:** Tom reported:
 - \$300.00 contract has been agreed to with Cardinal for repair to the upper common area following removal of the huge poplar tree. Tom will follow-up with Cardinal to inspect the repairs prior to sending the check.
 - Additional areas need to be added to the original common area cutting spaces. The space along Roberts Road, the area behind Cathy Gillette's house and the strip along Rabbits Run (behind the houses along Cotton Farm Road).
 - Tom called Sharon Bulova's office concerning county responsibility for the path along Roberts Road. He will follow-up in a few weeks.
 - Tom is still seeking a replacement for himself as a Board member and Ground Chairperson.
 - 2.2 **Neighborhood Watch:** nothing to report.
 - 2.3 **ACC:** Kathy reported on recently approved applications for architectural review. (see attached list.) To date, the ACC has not rejected a request although a few needed additional clarification or detail.
 - 2.4 **Treasurer:** 2 homeowners have not yet paid their annual dues. One of the two has filed for bankruptcy. The Board directed the following:

Motion: The HFCA Board directs the Treasurer to have liens placed on the two properties that have failed to pay their 1997 Annual Assessments. Motion was seconded, and approved unanimously (6-0).

The Treasurer will send certified letter to the real estate agents handling the property involved. Also, the Treasurer will direct the HFCA lawyers to file 2 liens, and include the cost of lawyers fees to process the liens. Copies of the liens should also be sent directly to the homeowners.
 - 2.5 **Secretary:** Dates for next newsletter were selected. All articles should be in to Bruce by Wednesday, 8/20. Distribution will occur the weekend of 8/22.
 - 2.6 **Vice President:** nothing to report.
 - 2.7 **President:** Pete reported on the following issues:
 - Due to input corrections, the HFCA Directory will be re-published. The corrections were needed to insure the most accurate information is published.

Motion: The Board directed Pete to have the HFCA Directory reprinted at HFCA expense.

 - Pete suggested the Board look into allow advertisers in the Directory and Newsletter. The revenue generated by both would defray the cost of printing the Directory and Newsletters. Following a discussion, the Board and Pete decided to talk about advertising in both the

Directory and Newsletter at the upcoming Annual Meeting.

- **Rules & Regulations:** A General Meeting of the HFCA has been scheduled at the Green Acres Elementary School in order to discuss the proposed HFCA Rules & Regulations, received comments from all homeowners and provide input to the Board prior to adopting the proposed Rules & Regulations. The meeting will on August 26th at 7:30 pm. Copies will be distributed to each homeowner with the August newsletter.
- The Welcome Wagon is slightly behind schedule. Pete solicited volunteers from the Board to visit with him all newly arrived homeowners.

3.0 New Business:

- 3.1 Bruce discussed the multicolored cinderblock path and fountain that has appeared at 10117 Round Top Court (on the Farm House Road side by the front door). The Board discussed how the current covenants and proposed Rules & Regulations would or should apply. Board members were encouraged to take a walk to the property and view the blocks and fountain with additional discussion at the next Board meeting.

4. Next Meeting: 9/8/97 at Kathy B.'s house.

5. Meeting Adjourned 9:45 pm.

BJB

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting September 8, 1997

Attendees: Pete Scala, Sean Coleman, Kathy Bethany, Bruce Bernhardt, Tom Johnson.

1. **Minutes from 8/11/97 and prior Board Meetings:** Bruce reported that the Minutes from Board Meetings 4/23/97, 5/12/97, 6/16/97, 6/30/97 and 8/11/97 will be available next meeting for review and approval. Motion to defer reading and approval of Minutes was seconded and approved.

2. **Review of Rules & Regulations Hearing Feedback:** Pete provided the following summary:

- 15 non-Board HFCA members present, including 2 couples
- 7% of HFCA membership represented.
- The Board decided to review the feedback received, revise the proposed Rules & Regulations one final time, publish the final document and allow a two week feedback period in writing from the homeowners.

Motion: The Board decided to revise the proposed HFCA Rules & Regulations, based on the feedback from the HFCA homeowners, publish a final version, and allow a two week feedback period from the homeowners. Comments should be provided in writing to the Board during the two week period. Following the two week period, the Board will vote on the Rules & Regulations and determine an effective date if the Rules are passed. The motion was seconded and approved (5-0).

- Pete volunteered to redraft the Rules & Regulations and provide copies for all homeowners.
-

2. Reports:

2.1 **Grounds:** Tom reported:

- Tom is still seeking a replacement for Board member and Grounds Chairperson.
- Fall Clean-Up has been scheduled for October 25th!

2.2 **Neighborhood Watch:** Pete reported for John:

- Pot smokers were apprehended by police in the lower common area.
- Mail box vandalism: 2 mail boxes were vandalized. John will contact the NW Contact for more details.
- Neighborhood almost was robbed on 8/11. Police will provide free safety inspections of homes. John will provide details in newsletter article.
- People are shifting NW shifts. John needs to be informed of any changes.

2.3 **ACC:** Kathy reported 4 additional requests for architectural review since last meeting.

The requests included change of color, sky light in porch, new porch and extended fence. Kathy informed the Board that she has a complete set of plans for the development targeted next to her house on Burke Station Road. Drainage may be a problem and could impact not only Kathy's house but the HF Rabbits Run common area.

2.4 **Treasurer:** Current account balance is approximately \$24,000.00. Purchase of the savings bond is still in progress.

2.4 **Secretary:** Dates for next two newsletters were selected.

- September: articles by 9/15, draft by 9/16, print by 9/17 and distribute on 9/19.
- October: articles by 10/14, draft by 10/15, print by 10/16 and distribute on 10/18.

2.5 **Vice President:** nothing to report.

2.6 President: Pete reported on the following issues:

- **Roberts Road:** The expansion of Roberts Road and potential impact to HFCA has surfaced over the past few weeks. Several community meetings were held or are scheduled on this topic. Facts are that Roberts Road will be expanded to 4 lanes off of Fairfax County Parkway. A flyover will be constructed to connect Roberts Road from Fairfax County Parkway up to Guinea Road. There are no current plans to expand Roberts Road in the immediate vicinity of Hickory Farms or the portion in Fairfax City. The 5 year Comprehensive Plan process does include an increase in traffic on Roberts Road over the next few years from an estimated 8,000 cars to 11,000 cars. More information and facts are needed. Pete drafted and sent a letter to Sharon Bulova's office (copy to be included in September newsletter) and to Tom Davis's office and to Mayor of City of Fairfax indicating that HFCA is opposed to any expansion of Roberts Road above Braddock Road to Main Street (Rt. 236). Several Board members indicated they plan to attend the community meetings over the next few weeks. This will be a topic for the Annual Meeting.
- **Fall Party** (separate from the Fall Clean-up) is targeted for 11/1/97. The gathering will have a Halloween Theme. Pete will speak with Denise D. to plan details.
- **Board Member Replacements:** there will be at least 3 openings for the 1998 HFCA Board. (Bruce, John, Tom). Current Board members are strongly encouraged to find their own replacements.
- **Advertising:** A church and a daycare operation have requested to advertise in the HFCA newsletter. The Board discussed the positives and negatives of allowing advertising. The Board decided to seek feedback at the Annual Meeting from the homeowners concerning advertising in both the Directory and Newsletters.
- **Welcome Wagon:** there are two visits pending and 3 more to go. 1 more is coming by October 15th.

3.0 New Business:

3.1 Next meeting date: 10/6/97 at John S.'s house.

4. Meeting Adjourned 9:56 pm.

BJB

Oct 6 97
Minutes

4. **Reports:**

- 4.1 **Grounds:** Joe volunteered to serve the remaining term for Tom Johnson as grounds person. This will be Tom's last Board meeting. Signs have been placed this evening for Fall Clean-up. Clean-up areas will include both entrances. Bulbs go in now and annuals go in Spring. Home Depot has the best bulbs. Each Board Member was requested to call everyone on their distribution route to remind them of the Fall Clean-up. Concerning the path on Roberts Road, Tom will call Florence in Sharon Bulova's office. Tom still has a bill for fixing the upper common area after the tree removal. Tom will call the landscaper for more information.
- 4.2 **Neighborhood Watch:** There were no crimes reported.
- 4.3 **Architecture Control Committee:** Nothing to report.
- 4.4 **Treasurer:** HFCA is current on all bills. Current balance is \$23,000. Mary Beth has the form for the Bond purchase.
- 4.5 **Secretary Report:** Next newsletter date is October 14th.
- 4.6 **Vice-President:** Nothing to report.
- 4.7 **President:** Roberts Road meeting at St. Mary's was a total waste of time. Nancy Rosencrantz has indicated to several Board members that more should have been communicated and sooner to the HF homeowners regarding Roberts Road. There is discussion of developing the property at Roberts Road and Braddock Rd. across from George Mason University. Several parcels will need to be consolidated. A special task force is being formed and HFCA will need a representative on that committee. Annual meeting is coming and Pete discussed topics including what to look for next year, major capital improvements and a summary statement for what happened in 1997. Welcome Wagon is behind on visits to new homeowners. The Welcome Wagon is in need of coordinators. Pete will approach Bob Cosgrith and Kathy Gillette. Sharon Bulova, District Supervisor will be invited to attend the HFCA Annual Meeting. She will address the current and planned development on Roberts Road and answer general questions from the attendees. Pete offered the following motion:

Motion: HFCA Board approves the HFCA Rules and Regulations with slight modifications suggested by Satish Rou and discussed earlier in this meeting. Motion was seconded and approved by a vote of 4 to 1.

Based on the approved motion, copies will be made of the Rules and Regulations and passed out at the HFCA Annual Meeting.

5. **New Business:**

- 5.1 Pete proposed the following motion:

Motion: HFCA Board accepts Joe Shea to fill the remaining term of Tom Johnson as Board Member and Grounds Chairperson. Motion was seconded and approved unanimously (5-0).

- 5.2 Next meeting will be communicated by email.

6. Meeting was adjourned 9:21 pm.

BJB

**Hickory Farms Community Association
Board of Directors Meeting
July 21, 1998**

ATTENDEES: Tami Verheul, Kathy Bethany, Pete Scala, Tom Barrett, Nancy Rosenkranz, John Morrison, Robert Seidel and Gary Pugh with Masterbuilt Construction Inc.

Prior to the meeting Robert Seidel and Gary Pugh of Masterbuilt Construction Inc. walked their development with the Board of Directors to answer any questions or concerns. Two problems at this time are the 1) drainage 2) part of the berm is located on property belonging to HFCA and Kathy Bethany. To control the drainage Masterbuilt has built a storm water management pond, as a temporary measure they also constructed a berm of stones to help control the flow of water. Eventually this berm will be taken out. Rabbits Run is supposed to be the natural outlet for any drainage. Questions regarding the placement of the sewer lines were answered also. The sewer junction is on HFCA property by 42 ft. A "Z" layout for the sewer lines had to come up 10 ft. to connect with the existing manhole. There doesn't seem to be any problems with the degree and depth of the sewer lines. The houses in the development will be in the price ranges of \$389,000 - \$409,000. The worst of the noise and extra dirt will be gone in the near future. Mr Seidel and Mr. Pugh are available for further discussion in the future.

The meeting was called to order and the minutes were approved with one change. (5-0)

Nancy: There was a meeting on July 1. There is some discussion about the proposals. Meetings are resuming tonight. She will submit an article for the newsletter if applicable.

ACC: There are a couple of queries but nothing major at this time.

TREASURER: Fletchers still owe their annual dues. 10014 Cotton Farm has not paid their due. ~~10004 Cotton Farm~~ is in foreclosure and ~~the dues have not been paid~~. Mary Quiqley, the auditor, breaking out the cost of the VPOAA packages since this is a tax expense. A motion to add a VPOAA line in the budget as an income producer was approved (5-0). Discussion of placing a lien against the Fletcher property is tabled until Pete has a chance to talk to her about the dues and concerns that were raised about their dogs.

GROUNDS: Several areas of the neighborhood are in need of action.

- 1) Cluckey tree- The tree is on common property and is half eaten away at the base. Estimates range from \$450-\$600 to take down the whole tree and cleaned up. *\$450 - done & paid*
- 2) 9998 Cotton Farm- The tree looks like is starting to rot. Need to find out if it is on HFCA property or on homeowners property.
- 3) BernieBoehm- 10011 Cotton Farm backs up to lower commons area. Branches are overhanging into their yard from the common areas.
- 4) Mowing on Roberts Road and Burke Station—mowing is okay right now on path. Sidewalk needs maintained. The grass next to the Bernhardt's is not getting mowed.
- 5) Tumbleweed Court- The past mowers have mowed this area but the new mowers need to be informed that this is part of the common areas.
- 6) John will meet with Bob Cosgrill about walking all the mowed areas to see if they are indeed included in the mowing contract.

NEIGHBORHOOD WATCH: 1 report was made in the last month concerning a stolen computer and monitor. Eric is contacting three new neighbors: Pelegrenos, Ferrarra and John and Kathy Alix about neighborhood watch. A list of the neighborhood watch members and stickers for the cars will be at the annual meeting.

SECRETARY: Newsletter articles are due on August 3rd. Newsletter will be distributed on the weekend of Aug. 8th.

PRESIDENT: An article will be in the newsletter polling homeowners about contracting for a group trash, recyclable and yard waste pick due to the increase of AAA rates. If the neighborhood accepts this proposal then HFCA dues will have to increase to cover this expense. More discussion will be needed before a decision is made on this project. The Fall party and Clean up are rapidly approaching and plans need to be made to cover these projects. New officers are needed for the 1999 Board of Directors.

Motion was made and accepted (5-0) to adjourn. August meeting will be at Tom's house on August 24th at 7:30pm.

Action Items:

1. Kathy will submit a letter concerning people renting house and notifying the Board of their current addresses and rents names and numbers. ✓
2. Kathy will write an article about the new development. ✓
3. Tom will write an article concerning the proper procedure of filing an ACC application. ✓
4. John will get with Bob Cosgriff about walking all the mowed areas. ✓
5. Eric will have the neighborhood watch list and car stickers available at the annual meeting. ✓
6. Tami will make copies of the audit report for the minutes.
7. Pete will talk to Lucy Fletcher concerning her dues and her dogs. ✓
8. John will work on Fall clean up articles ✓
9. Pete will work on survey for trash pickup ✓

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
SEPTEMBER 14, 1998**

Attendees: Eric Maribojoc, Sean Coleman, Kathy Bethany, Tami Verheul, Pete Scala, John Morrison, Nancy Rosenkranz

BURKE STATION DEVELOPMENT: The property north of the Masterbuilt construction has been sold to a developer and current work on Burke Station Development has stopped. Two new homes at approximate value of \$500,000 will be built on the new site.

ROBERTS ROAD UPDATE: The request has gone to the City. All future meetings has been suspended until the City reviews the request. On the County side of Roberts Road, the Mount Vernon Baptist Association is getting ready for Phase I. Phase II—the meeting has been changed to September 28th at 3:30 p.m. The property will be developed as staffed training facility and will have other Baptist oriented uses.

GROUNDS: The tree on Cotton Farm may not be as bad as originally thought. It will be looked at during the fall clean-up. Eric will change the Roberts Road sign to inform the neighborhood of the fall-clean up. Tami will make up a flyer for the clean-up and get 300 copies made for distribution.

ACC: The property at 9998 Cotton Farm road has agreed with Tom about a color for the shutters. Trash in the backyard of the same property has been removed.

NEIGHBORHOOD WATCH: Eric has talked to the Gilettes and they would welcome a “daytime watch” of the neighborhood. Police departments unofficial stand is that the more visibility we have in the neighborhood the better off we are. The issue of getting more magnetic signs to put on cars in the daytime was discussed. The daytime watch would be on a voluntary basis. Possible people to ask to get this going were: Cosgriffs, Gilettes, Ron Arnold, Mr. Jones and Sotils. The letter to Sharon Bulova has not been mailed yet. The Fletchers are now down to 2 dogs on their property.

TREASURER: Mowing expense was checked to see how we stand in regards to how much we have spent on mowing the commons areas for the current year. We have not received a bill for the month of September. A motion was made, voted and passed (5-0) for the Board to spend up to \$300 on the Fall Block party. A motion was made, voted, and passed (5-0) to spend up to \$75 for volleyball equipment, Frisbees or other athletic equipment for the Common Grounds functions. Kathy is in the process of closing out the First Union account. When she receives the money from the closed account she will deposit it in a T-bill. The T-bill will be a one or two year certificate. Three calls have been made to the lawyer office regarding the Fletcher’s 1998 dues. The Fletchers have agreed to pay their 1998 dues, lawyer fees and lien fee. The total of \$187.00 will be paid by the Fletchers. The Wicksteins’ second notice of dues has been sent to them.

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
NOVEMBER 2, 1998**

Attendees: Pete Scala, Sean Coleman, Tami Verheul, Kathy Bethany, Eric Maribojoc, Tom Barrett and John Morrison.

Minutes from the Annual meeting and the October Board meeting were passed out and will be voted on via e-mail.

President: The placement of three stop signs was discussed and decided as follows:

1. Cotton Farm and Farm House Lane.
2. Spinning Wheel and Farm House Lane
3. Country Squire and Cotton Farm
4. Still Meadow (south side) and Farm House Lane

A motion was made and passed (6-0) on the above locations. The Board feels that by placing the signs at the above locations it will help slow down the traffic in our neighborhood.

Trash Collection:

At the annual meeting the garbage collection issue settled on AAA with a rate of \$16 per month with twice weekly pickups. An article will be put in the newsletter informing all homeowners that they need to call AAA to get the new rate on their monthly bills.

Neighborhood Watch: A suspect was caught in connection with several of the burglaries in the neighborhood. Eric will write an article for the newsletter explaining the details.

Treasurer: Kathy is in the process of getting a certified check for the bond. Our total reserves at this time is \$24,000. There was a discussion of asking other homeowner associations what they are charging for the VPOAA packages and either raising or lowering our fee to stay in line with them.

Secretary: Newsletter articles are due by Wednesday morning. Newsletters will be distributed on Friday November 6th.

Architectural Control: There have been a few request but overall everything is fine.

Miscellaneous: Bruce Berhardt will be serving on the 1999 Board instead of Nancy Bernhardt. John Stanley and his wife have a new daughter.

Action Items:

1. Pete will write a newsletter article concerning the placement of the three way stop signs.
2. Pete will write an article advising the neighborhood how to request the new rate from AAA
3. Eric will write an article about the burglary suspect being caught.
4. Annual and October meetings minutes will be voted on electronically by the Board members.
5. November newsletter will go out to the neighborhood on Nov. 6th.

A motion was made and passed (6-0) to adjourn the meeting. Next meeting will be on December 10 at 7:00pm.

**Hickory Farm Community Association
Board of Directors
December 10, 1998**

Attendees: John Morrison, Tami Verheul, Pete Scala, Tom Barrett, Sean and Claire Coleman, Kathy Bethany, Tom and Barbara Herring and Chuck Stewart.

Pete called the meeting to order. The November minutes were passed out, read and approved (10-0).

The following slate of officers were approved (6-0).

President—Pete Scala
Vice President—Tom Herring
Treasurer—Kathy Bethany
Secretary—Sean Coleman
Grounds—John Morrison
ACC—Chuck Stewart
Neighborhood Watch—Bruce Berhardt

Grounds:

John received a proposal from Sun and Shade of \$8800 for mowing of the Common Areas for the 1999 calendar year.

Treasurer:

1. Kathy passed the 1999 budget. This is a conservative budget and includes a new directory under special projects.
2. VPOAA- expenses for the packets will go up a small amount. We are almost out of prepared packets.
3. A resolution was made for HFCA to purchase a Treasury Bond of \$10,000. This motion was approved (10-0).

Secretary:

Newsletters will be distributed on December 15 to Board members.

President:

1. Liens on the following houses for 1998 Annual Dues: Fletcher's—10114 Round Top Court and Whetstine's—10004 Cotton Farm Road
2. 3_way stop signs—Pete needs survey forms from Sean and Eric concerning the houses bordering the proposed intersections where the stop signs will be placed.
3. Garage pickup—another reminder in the newsletter suggesting members call and get the new rate.

A motion was passed (10-0) to adjourn the meeting. The next meeting will be at Pete's house on January 14th at 7:30pm.

Action Items:

1. Pete will send out copies of the by-laws, rules and regulation and covenants to all the new Board members.
2. All retiring Board members will transfer their records to the new Board members.

AND 1999 PROPOSED BUDGET

		1998		1999
total		B or A		Proposed
I ; or E;	HF Acct	Budget	Actual	Budget
Income	Annual Dues	\$15,680.00	\$15,930.00	\$15,840.00
	Bank Interest	\$300.00	\$223.54	\$250.00
	Other	\$0.00	\$15.00	
	VPOAA Packages	\$300.00	\$700.00	\$300.00
Income Total		\$16,280.00	\$16,868.54	\$16,390.00
Expense	Audit/Tax Filing	\$400.00	\$395.00	\$400.00
	Bank Charges	\$250.00	\$235.48	\$200.00
	Insurance, Directors	\$900.00	\$873.00	\$900.00
	Insurance, Liability	\$900.00	\$890.00	\$900.00
	Insurance, Surety	\$300.00	\$248.00	\$300.00
	Legal Fees	\$600.00	\$509.33	\$600.00
	Maintenance/Landscaping	\$10,300.00	\$9,936.29	\$10,000.00
	Miscellaneous	\$450.00		\$450.00
	Neighborhood Watch	\$500.00	\$338.55	\$500.00
	Newsletters, Postage	\$1,400.00	\$1,418.34	\$1,640.00
	Taxes, Fees	\$280.00	\$200.31	\$200.00
	VPOAA Packages		\$239.89	\$300.00
	Special Projects: Directories			\$500.00
Expense Total		\$16,280.00	\$15,284.19	\$16,390.00
Savings	Treasury Bond			\$10,000.00
	Interest			\$300.00
Savings Total				\$10,300.00

	Balance
Beginning (12/31/97)	20,038
Income (1998)	16,869
Expenses (1998)	(15,284)
Current Balance	21,622
as of 10-Dec-98	

Meeting at Peter Scala's @ 7:30 p.m. In attendance: Peter Scala, President, Tom Herring, Vice President, Chuck Stewart, ACC, Nancy Bernhardt (for Bruce Bernhardt, Neighborhood Watch), and Sean J. Coleman, Secretary.

Minutes from December 10, 1998 meeting approved. 3-0.

Member Reports:

Neighborhood Watch: Turnover completed. Bruce has signed up with the West Springfield Police Station as the new neighborhood contact. Discussed new Fairfax police incident report listing on their homepage, (<http://www.co.fairfax.va.us/ps/police/police27.htm>). It is posted on the web every Thursday. Was an incident on the 4300 block of Still Meadow of vandalism. Bruce will continue working on organizing a Greybeards committee to look at ways of improving neighborhood watch and security. This is a left over action item from last year's board.

Architectural Control: No pass down yet. Will work on getting committee together prior to next meeting. Will write article for newsletter. Discussed getting group rates for major improvements.

Grounds: John not present. Please provide a report to the rest of the board by e-mail. Discussed the desirability of having the grass cutting contract include a provision for the last cut being done in December after most of the leaves have fallen and having the contractor bag and haul the last cut away vice leaving in place. Thought was it would help the grass if leaves were not left in place all winter. Discussed the desirability of sealing the asphalt paths to lengthen the paths life.

Treasurer: Dues are due on February 28. Notice went out in last newsletter. Will go out in next newsletter. Motion to pay Braddock District Council dues, passed. 3-0. NTR on T-Bill.

Secretary: Articles for next newsletter due to Sean by February 1. Routes are: Pete will continue with his, the upper Still Meadow route. Bruce will do the upper Farm House Route. Tom the lower Farm House route. Chuck the Country Squire/Wheatfield route. Kathy the Harvester Farm route. John the lower Farm House route, and Sean the Cotton Farm route. Received two items of advertising for this next newsletter. \$55.00 in revenue.

Vice President: N.T.R.

President: Three way stops signs. Pete will go after those who need to turn in the surveys. Proposed annual schedule of events: Feb 28 – Dues due. May 1/8 -- Spring Clean-up. May 15/22 --Spring Fling. Sept 4/11 -- Fall Block Party. Sept 18/25 -- Fall Clean-up. Oct 12/13 or 19/20 – Annual Meeting. Discussed if board wants to take on a special project for the year like surveying the common areas, extending and improving the paths, sealing the paths we have. Board re-appointed Nancy Rosenkranz as representative to the Roberts Road Task Force for Fairfax City.

Next Meeting: Tom's on February 16, at 7:30 p.m.

Action Items from this Meeting:

Neighborhood Watch: will convene committee to look at neighborhood security issues.

ACC: Will conduct pass down with Tom.

Will organize his application committee.

Will write newsletter article introducing himself and enclosing an application.

Solicit names of organizations/companies that have done a good job for neighbors and see if they will give group rates on things like new roofs, ...

Grounds: Begin to gather estimates for grass cutting and sealing the lower and northern pathways with asphalt sealant so as to lengthen the paths prospective life cycle.

President: Article on Beltway widening and group rates on projects for newsletter.

Push members for final survey results from 3-way stop sign survey.

Minutes of Hickory Farms Homeowners Association for February 16, 1999

Meeting started at 7:30 p.m. with Pete Scala, President, Tom Herring, Vice President, Kathy Bethany, Treasurer, Bruce Bernhardt, Neighborhood Watch, Chuck Stewart ACC, and Sean Coleman, Secretary present. John Morris was ill.

Minutes from January 14, 1999 meeting adopted 5-0.

Reports:

ACC: Still looking for members to populate the ACC board. Pam Barrett has agreed to serve. Board gave Chuck names of people to call to see if they wanted to serve. Chuck had looked at the two properties that were sold, no problems were noted. No applications had been received in the last month. Chuck had received 2 e-mails from community members regarding group rates for insulation, lawn service and chimney cleaning. It was announced that David Fleshren is interested in giving HFCA members a group rate on AC/Heating work. Complaint about George and Nancy Rosenkrantz's fence. ACC will look into it.

Grounds: NTR, sick. **John please provide board members with status of grass cutting contracts by e-mail prior to the next board meeting.**

Neighborhood Watch: Schedule posted until June 1999. One incident of vandalism in the 4300 block of Still Meadow between 5-12 Feb. Bruce will write a newsletter item on neighborhood watch. He will also correct the watch bill and remove John Stanley's name and number from the cover. He will also seek members for the Greybeards committee.

Treasurer: T-Bill still not completed. Need letter or article of incorporation for Treasury Dept. Deposited \$5,090.00 today, all but \$115 of it was from dues. Completed new spreadsheet, covers all necessary items on each house. Discussion of development on Burke Station.

Motion: Increase T-Bill amount to \$15K vice \$10K. Seconded and passed 5-0 after discussion involving amount of money required to cover costs over the next few months.

Motion: Allow President and Treasurer to act for Board and determine proper amount of the \$15K in T-Bills to be in long term vice short terms securities. Seconded and passed 5-0.

Signature cards were not completed. Braddock District Dues were paid and assessment notices were sent. Kathy will provide article for newsletter regarding the final FY98 budget figures. At the next meeting Kathy will brief Board on the various insurance policies we have, coverage amounts and costs.

Secretary: Newsletter articles due to me by March 1, 1999. Received \$55.00 in advertising money for last issue. That paid for the issue. Received \$40.00 for next issue to date. I will ask Sipos to send me her ad copy electronically.

Vice President: NTR.

President: Issue: Do we want to improve our entrance areas with better stone or brick walls and lighting. Tom H. will take for action and prepare information for the annual meeting. Survey open areas. Discussed the need and decided the real important area was behind Rabbits Run where the new development is going in. Pete will take for action to find out cost. Raised footpaths in the Rabbits Run area. Bruce will discuss with the local Boy Scout troop to see if they are interested. NTR on Roberts Road. 3 way stops, Pete has for action. High school pyramid, Sean will write article for newsletter on what he was told. No change is bottom line. Home improvement projects. Response to Pete's last newsletter article brought 5 calls, no duplicates yet. Garbage, Do we have 150 members called into AAA for the lower rate. Pete will do another article. Wants all to stop and talk to neighbors when we drop newsletter to discuss with them. Also need to verify their information in neighborhood directory.

Next Meeting: March 25, 1999, at 7:30 at Sean's.

New Action Items:

ACC: Finalize board membership.
Check out Rosenkrantz fence.
Newsletter article introducing himself and the process of the ACC.

Grounds: Grass cutting contracts, review and make recommendation to board.

Watch: Constitute Greybeards committee.
Talk to Boy Scout Troop about Rabbits Run project.
Write newsletter article.
Remove John Stanley's name and Number from watch bill.

Treasurer: Complete T-Bill purchase.
Finish signature cards.
Newsletter article on FY-98 budget figures.
Prepare info for Board on various insurance policies, coverages and costs

Secretary: Article for newsletter on High School Pyramid.

Vice President: Entrance signs and lighting.

President: Newsletter article on garbage.
Check into surveying Rabbit's Run area.

MINUTES FOR APRIL 26, 1999

Present: Tom Herring, John Morrison, Kathy Bethany, Sean Coleman, Chuck Stewart and Bruce Bernhardt.

Insurance: Kathy arranged for Mr. Ed Shelton to visit with us and describe our various insurance policies.

Criminal: Employee dishonesty (Officer) policy, \$1,000 deductible.

General Liability: Bodily Injury/Property Damage/Personal Injury. Covers homeowners if they are named in suit. Not more than \$2,000,000 in coverage for any one year.

Directors & Officers: Covers mismanagement of association. Claim must be reported within the coverage period, if not, no coverage. Cost of defense for association is covered.

Minutes: Approved.

Spring Fling: Denise Dennan was present to present plan for party.

Need for permanent signage was discussed. Plan put out by Pete is doable. Tom will handle signs for this event – he will coordinate with Pete on this since we think Pete has the old signs.

ACC: Invisible fence on Still Meadow. No action required. Flags taken down.

Rules need modification to handle trailers. Pam Barrett will head up. Restrictive covenants say no trailers.

Going to send letters to some owners re: problems, roofs, campers, ...

Appeal: Mike Maloney, Basketball hoops.

5 other poles in ground in neighborhood.

Does not think he can return setup. Bought at Christmas.

ACC: Vote 4-2 to disapprove.

No approvals for poles in records.

Zoning Ordinance, section 10. Must be 15 feet from street, 12 feet from property line.

One of 5 grand fathered in, other 4 did not get approval, just did it.

Temp. pole that could be removed was discussed.

Solution: ACC will discuss with Mike some more and Mike still has right to come back to board if no deal can be reached.

ACC rules need procedures for appeals to the board, Bruce will write.

Chuck plans to take picture of each house in neighborhood to begin a photo record.

Motion: Authorize Chuck to spend up to \$50.00 for photos of each house. Passed 6-0.

Grounds:

Mulch will not do much this spring clean up. More general clean up.

Complaint about time that AAA starts in morning. Bruce will call AAA on this.

Neighborhood Watch:

Same car that was stolen on Farm House Lane was broken into.

Bruce will write commendation for officer on the vehicle issue, send to board for approval.

General increase in car thefts in area.

Greybeards, no action yet. Bruce will appeal for assistance.

Car stickers still missing.

Treasurer:

T-Bill, where is paperwork? Pete?

Dues status, 11 still out, 1 bounced.

List of houses selling prices

Secretary: Next meeting June 7, 1999, at Chuck's house.
Articles to me NLT 5/24

Motion: Authorize John to spend money (not specified) to secure benches in common areas.

MINUTES FOR June 15, 1999

The meeting opened at 7:45 p.m. at Chuck Stewart's house.

Present: Pete Scala, Tom Herring, Kathy Bethany, Chuck Stewart and Bruce Bernhardt.

Minutes: Approved with minor corrections.

ACC:

Pam Barrett provided rough draft of a new Rule to handle trailers. The new Rule is proposed to go in Rules & Regulations paragraph 5) as a new subparagraph g) to say, "*Recreational trailers, campers and boats shall be parked in garages or ACC approved structures to the rear of the property, not on lawns or lots.*" This Rule supports Restrictive Covenant section 4, which states that lots shall be maintained in an attractive manner. It was also proposed that the rule be inserted in Rules & Regulations paragraph 10) that supports Restrictive Covenant section 11, prohibiting parking boats, trailers, tents or temporary structures or portable vehicles other than automobiles forward of a dwelling for longer than seven days. Whichever Rule we put it in, we will insert a reference in the other Rule. The idea is to get trailers and boats out of sight. This is significant enough that it will have to be voted on by the entire membership.

Action. Pete will revise proposed rule and farm it out to the Board for comment.

The board received a letter complaining about the property at 10008 Cotton Farm (Lot 1A). This letter supports the Board position that the property is in violation of Restrictive Covenant section 4. Pam Barrett provided a modified letter that will be made consistent with the Rules & Regulations Voluntary Compliance form letter. Complaints about tenant behaviors will be added to the letter as well.

Action. Chuck will revise the letter and send it to the owner of 10008 Cotton Farm, Mr. Peter Mitrano, copy to Kathy, to the tenants, and to our lawyers.

Action. Chuck will ask the tenants of 10008 Cotton Farm to clean up their mess behind the house and in the Common Area where they threw old furniture.

Pam brought up the fact that there is serious erosion around the sewer manhole behind her house, and the property developer for Burke Station Woods should be required to repair the damage before heavy rains make it worse. No action was proposed, so it will be taken up at the next meeting.

The basketball hoop issue was further discussed. While some Board members still see no problem with having permanent basketball hoops, it was agreed to propose a metal sleeve in concrete so that the hoop can be removed when the current owner, Mike Maloney, leaves.

Action. Chuck will discuss with Mike Maloney and Tom Herring to see if agreement can be reached, and to address limitations with the ACC request drawing.

Action. ACC rules need procedures for appeals to the board, Bruce will write.

Chuck still plans to take picture of each house in neighborhood to begin a photo record.

Bruce brought up that we need a system to retain copies of letters sent for the benefit of future Boards. It was agreed that the most likely holders of such letters should be the ACC Chairman and the Treasurer, although in the past the President has retained them as well. It was agreed to discuss this at the next meeting.

Bruce and others discussed the proposal to put lights up by the entrance signs. Pam and others said that it had been brought up before, but not done because it would be too expensive and the gain would be little. It was proposed to look into solar-powered lights.

Action. Bruce will write a newsletter article asking for opinions on worthy projects for the Board to take on.

Grounds:

AAA was called about Recyclers coming before 6:00 a.m.

Spring clean-up was moderately successful. The park bench restraining devices approved at the last meeting were installed.

Action. John will write an article on the Spring Clean-up, listing participants.

Neighborhood Watch:

Bruce got the officer's name, and will write commendation for officer on the vehicle issue, send to board for approval.

Greybeards, no action yet. Bruce will appeal for assistance. It was agreed that the name would be changed to "DayWatch" and that it would be a loose-knit, informal organization where people would look out their windows and call in problems, and if they take walks, would be encouraged to report problems.

Car stickers were found. Bruce asked what the purpose was, and was told it was to allow people to identify cars that were HFCA members' so that strange cars could be identified. However, the stickers are not mandatory, and the master list of sticker holders hasn't been found, so the utility of the stickers is somewhat in question. Agreed to hand out stickers at annual meeting.

Action. Bruce will draft an article in the newsletter discussing stickers and uses and encouraging people to get them.

Treasurer:

The T-Bill status was discussed. It was last seen when Kathy gave it to Sean for him to emboss the signatures as notary. Sean tried to blame Pete, who wasn't present at the last meeting, but Pete doesn't have it. If Sean can't find it, we'll have to start over.

Action. Sean look in his office and in the kitty litter for the T-bill application.

Dues status, 5 still out, 1 bounced.

Action. Kathy will send out lien letters to people who have not paid.

List of houses selling prices has not been obtained.

Secretary:

Next meeting July 20, 1999, at Bruce's house (4301 Still Meadow).

Articles to Sean NLT 7/11.

Vice President:

Tom brought up the issue of permanent signs.

Motion: Authorize Tom to spend up to \$400 for two permanent signs to cover block parties, clean-ups, and annual meeting. Unanimously approved.

President:

Pete discussed status of homeowner projects. Painting, Power-washing taken care of. Still need to get hot on lawn work, fences, and driveways.

Pete discussed proposed Community Yard Sale. He's asked Kirk Randall to run it from 8 a.m. to noon on a Saturday in mid-September, with flyers, advertising, kids handing out maps to places where there is stuff for sale, and a truck to pickup the leftovers at noon. Will need contributions from people selling stuff, will need to publicize better.

Action. Pete will write another newsletter article.

Pete passed around sample pages of the new Directory. All members were suitably impressed.
Action. All members will bring updated Directory information to the next meeting. Pete will incorporate it in the database and issue new street listings for final verification.

Adjournment:

The Board adjourned at 9:30 p.m.

MINUTES FOR JULY 20, 1999

Present: Kathy Bethany, Tom herring, Bruce Bernhardt, Sean Coleman, Pete Scala.

Minutes approved without revision. 5-0

Grounds: NTR.

ACC:

Letter sent to Mitrano, 10008 Cotton Farm Road on 7/16/99 about condition of house.

NTR on Rules issue

Chuck has taken some photos of houses in the neighborhood for the archive.

Erosion by Manhole over by Kathy & Chuck Bethany is not a problem at this time.

10008 Cotton Farm: couch found in woods, could not tie it to any particular house. Will need to remove it during fall clean-up. Also, a gas cylinder was found. It will also need to be removed.

Basketball Hoops: ACC tried to meet but no quota was available. Basketball hoop went in.

Chuck wants to do a comm. Walk-thru in August. More details to follow.

4313 Farm House put in a new fence and shed but did not have approval.

Fences along Roberts Road, John M. has called three companies but none have come out yet to give an estimate.

Neighborhood Watch:

Need to recruit, only have 41 households participating.

Daywatch: Greybeards --- NTR

Recent activity: some mailboxes have been uprooted, 25 mph sign broken down.

4329 Farm House Lane seems to be a problem house as far as noise

Stickers were found. No idea what to do with them now though.

Treasurer:

Balance this year is \$32,284

Found T-Bill forms, getting a 10K T-Bill

Liens Status:

4 houses: Whitsteins, Phan, Ballesteros, and Fletcher. Sending certified letters.

Will do newsletter article.

Secretary: NTR.

Decided that the Sec will keep all official records for the Assoc.

Articles due by 7/23

Vice President: NTR

President:

Home Improvements: Security service – working issue.

Yard Sale: Set for 9/18/99 8-12 a.m., Pete will do article for newsletter.

Fall Fling: Set for 9/25, John will ask Denise to coordinate.

Fall Clean-up: Set for 10/16 with 10/23 as a rain date.

Directory: Need updates.

Speed limit on Burke Station, leave at 25 mph.

Roberts Road: Pete will do another letter to Sharon asking for the hill to be shaved.

Next meeting on 16 August at Pete's, 7:30 p.m.

MINUTES AUGUST 16, 1999

Present: Tom Herring, Pete Scala, Chuck Stewart, John Morrison, Denise Denning, Sean Coleman, and Bruce Bernhardt.

Minutes approved 6-0

Fall Fling:

Flyer for yard sale/fall fling. Data to Sec. NLT 9/11. Fall Fling is from 1-5 pm.
Need volunteers for games
Poss Nancy Rozenkranz, Tami Verhuel, Lynn Welch or Nancy Bernhardt

Motion: Expend up to \$250.00 for Fall Fling. Approved 6-0.

ACC: Walk-thru- Developed list of homes for letters.

BB Hoops: No support from Fairfax County.

Van was egged at 4325 Still Meadow

Photo record coming laong.

4313 Farm House – Fence a & Shed: Fence repair being done. Shed appllication being sent in.

4304 Still Meadow Sun Room. Problem with contractor.

Discussed the fences behind the two house on Harvester Farm Lane (4371 & 4373)

Pam Klinger resigned from ACC

Grounds:

Fall Clean-up in October

Neighborhood Watch:

+2 this month for watchstanders.

Treasurer:

Absent

Still working T-Bill Issue

Secretary:

Newsletter articles to me NLT Aug 30

Vice President:

Signs – he is taking care of.

Bench in upper common area has a broken seat plank

Trees in his backyard are dead, discussion of options

President:

8 security firms have responded to Pete

Yard Sale

Directory – get him final inputs

Next meeting: September 8, 1999 at 7:30 p.m. at John's house.

Motion: Board will pay for Board members to go to training course.

MINUTES SEPTEMBER 8, 1999

Present: John Morrison, Tom Herring, Sean Coleman, Kathy Bethany

No minutes were prepared of last meeting.

ACC: No report, not present.

Grounds:

Called grass cutters to have grass cut for Fall Fling.
John will prepare a Fall Fling Flyer

Neighborhood Watch: Vandalism issue. Bruce will write letter to police and Sharon Bulova describing the incidents and asking for increased patrolling.

Treasurer:

Motion: To invest in a CD vice a T-Bill. 4-0 vote in favor.
Liens going back to attorney tomorrow.

Secretary: NTR

Vice President:

Signs: \$310.00 for 1 sign or \$600.00 for 2.
Motion for two signs: Vote 4-0 in favor.
Motion to increase amount for signs to \$650.00 passed 4-0.

Next meeting: October 12, 1999at Sean's at 7:30

MINUTES HICKORY FARMS HOMEOWNERS ASSOCIATION
NOVEMBER 11, 1999

Grounds: County mowing lawns along Roberts and Burke Station Roads. Will call Dave Brown, FX County Department of Environmental Management 246-2563 to arrange.

*Grass cut around 4343 Still Meadow.

*4318 Farm House is being painted. New for sale sign up. Chuck Stewart talked to the broker.

*North path – need motorized vehicle sign on north path prohibiting use there.

ACC: Mitrano property. Want to fine him but need to do it correctly. ACC needs to invite him to a meeting to discuss his house. If he does not show or send someone then the ACC can recommend to the Board that a fine be imposed. Need to follow the rules we wrote two years ago. Fine can be up to \$10.00 per day until problems resolved. Chuck will start process and turn this over to the new ACC person.

3 Way stop sign issue forwarded to Supervisor Bulova's office.

Neighborhood directory. Barbara Sipos has agreed to pay for the publication.

Day watch issue is dead. No interest.

Adopted budget prepared by Kathy and published in last newsletter.

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting April 23, 1997

Board members in attendance: Pete Scala, Sean Coleman, Mary Beth Pernicano, John Stanley, Bruce Bernhardt, Tom Johnson.

1. **Minutes** – Bruce Bernhardt: Minutes from Board Meeting 3/17/97. Motion to approve as amended by John Stanley. Motion was seconded and approved unanimously.

3. **Reports:**

Grounds – Tom Johnson:

- a. **Work on the Upper Common Area:** contract was signed and clean-up has begun.
- b. **Common Grounds Maintenance Contact** was signed with Cardinal. Details include a 30 day out clause. Approval by Board by email worked well. For documentation purposes, the following motion was made, seconded and approved by email:

Motion: Based on the estimates received and recommendation provided by Tom, the HFCA Board authorizes Tom Johnson to negotiate and enter into an agreement with Cardinal for maintenance of Common Area grounds. Terms of payment should be extended throughout the course of the cutting season on a pay for service basis.

- c. Tom received calls concerning the "Dumping" article in the last HFCA Newsletter. He also confirmed that both AAA and BFI pick up yard refuse every Wednesday during the Spring and Summer seasons. Tom will stop by and visit suspected dumping sites to speak with residents.
- d. A tree has fallen down on the northern path behind the last house on the path. This is the second tree that has fallen on the northern path between Roberts Road and Cotton Farm Road. A third tree has partially fallen in the Lower Common area. This tree now needs to be taken down completely before it falls. All three trees will be targeted during the Spring Clean-up.
- e. **Spring Clean-up:** Tom spoke to Jim Daniels and he will help with cutting trees during Spring Clean-up. Tom suggested that each Board member call or visit the residents on their distribution routes and remind them of the Spring Clean-up. Tom will arrange for the two loads of mulch to be dropped off in two spots, one on Cotton Farm and one at the Upper Common. Tom will use his truck to move mulch to the two entrances. Tom is looking for coordinators for each entrance. The main targets of the Spring Clean-Up will be 1) spread mulch, 2) cut trees, plant flower beds. The paths do not have to be opened all the way. Only a path needs to be cut through the fallen trees. Several additional suggestions for the Clean-up were discussed, including having a sign-up sheet for email addresses, provide a money benefit for participating in the clean-up and target specific clean-up tasks. These suggestions will be discussed again at a later date. Tom summed up with requesting for people to provide wheelbarrows, shovels, blowers, gas powered tools. Mary Beth volunteered with Ric to work the Burke Station entrance and Pete volunteered with Rose to cover the Roberts Road entrance.

Neighborhood Watch – John Stanley:

The phone battery went dead on the Watch cell phone. Cathy Gillette provided a replacement. The stop sign was reported down at Wheatfield & Country Squire and will be replaced. A mail box was reported knocked down on Farm House but the cause has not be identified.

Architecture Control Committee – Pete Scala:

Pete provided a summary of the chain link fence issue from last meeting. Research revealed that past ACCs may have approved the construction of a dog run made of a chain link fence design as long as it could not be seen. With the outside fence that fell down and is in the process of being replaced, the chain link fence can now be seen. Although no written documentation was found, the ACC will request the homeowner to include the chain link dog run in the current application that will cover the replacement fence. The ACC will then re-approve the specific application and will then have complete documentation on file.

Treasurer – Mary Beth Pernicano

Mary Beth reported that all dues for 1997 have been paid except 2. 10014 Cotton Farm and 4318 Farm House Rd. Mary Beth will try to contact each by phone. She already has walked around at the end of March to round up some of the other dues. There are two liens currently on properties for outstanding dues. Mary Beth indicated she will make application for the Treasury Bond once she gets the form from Sean.

Secretary – Bruce Bernhardt:

The May Newsletter schedule was discussed and it was decided that the next newsletter will be distributed one week prior to the Block Party. Pete will coordinate with Denise D. on the details for the Block Party. Once the Block Party date is set, the Newsletter date will also be set. Pete will communicate to the Board via email.

President – Pete Scala:

- 1) Pete indicated that Pam and Brenda have developed a draft set of rules and regulations. He will review and present to the Board for additional review and comments at a later date. An open meeting of the full HFCA will be held prior to enactment of all proposed rules and regulations.
- 2) Directory: Pete contacted Barbara Sipos and she confirmed to cover the cost of the Directory in exchange for advertising on the back cover of the Directory. The Board discussed expanding the advertising options in the Directory for the next republication to include additional advertisers. At the next Board meeting, specific projects will be discussed to target proceeds from any Directory advertising fees.

4. New Business:

- a. Many yards need cutting. In the past, letters were sent out. Pete suggested that Board members walk around their distribution routes and identify bad spots. Then call specific homeowners and discuss in as friendly a manner as possible. Sean volunteered to walk around with John and identify yards that need cutting.

- b. Dogs: Bruce discussed an incident on the North Path involving a dog from 10002 Cotton Farm. The dog was unrestrained and left its property, crossed the stream behind the houses on Cotton Farm and came within 10 feet of Bruce and his wife Nancy, who were walking on the common area path. The dog was barking loudly and appeared threatening. After repeated calls from its owner, the dog finally returned to its property. Other Board members reported problems with a small white dog and piles of dog poop throughout the neighborhood. Bruce agreed to write an article for the newsletter and Pete will write one also.

Meeting Adjourned.

BJBernhardt 5/12/97

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting

May 12, 1997

Attendees: Sean Coleman, John Stanley, Kathy Bethany, Mary Beth Pernicano, Tom Johnson, Denise Dinnen, Bruce Bernhardt.

1. **Minutes from 4/23/97 Board Meeting:** Bruce reported that the Minutes from 4/23/97 meeting will be provided at the next Board meeting for review and approval.

2. **Block Party Final Arrangements:** Denise D. provided the following update:
 - Not sure yet on attendance, planning on 50 or so.
 - Grills: have 3 could use a 4th. We can get by with 3.
 - Denise will buy hamburgers, hotdogs, condiments, buns etc. at Price Club
 - People will bring their own salads and veggies.
 - Grass in common area will be cut on Wednesday.
 - Tables: Tom and bob will pick up tables on Saturday morning.
 - Benches will be picked up from common areas Saturday morning.
 - Kids games will include sidewalk chalk.
 - The rutted area where tree was removed will be roped off.
 - Denise will provide water.
 - Sports will be held on the lower portion of the upper common area.
 - Denise will have spray paint to mark off sporting event boundaries.
 - The street area will also be taped off for safety .
 - People should bring their own drinks, Denise will provide ice and water.
 - Claire and Kathy may provide croquette.

3. **Reports from Board Members:**
 - 3.1 **Grounds:** Clean up of upper common are will be needed after removal of large poplar tree. Upper common area will be cut in time for the Spring Block Party.
 - 3.2 **Architectural Control Committee:** The Board discussed making the ACC Application for Architectural Review form more available and complete. The form will be included in future newsletters and potentially in the Directory. Also, the HFCA Post Office Box will be added to the form.
 - 3.3 **Neighborhood Watch:** No crimes were reported. Watch assignments for next few weeks will be published in the newsletter.
 - 3.4 **Treasurer:** All bills are current.
 - 3.5 **Secretary:** Schedule for next newsletter was discussed. In addition, a flyer for the block party will be developed and distributed.
 - 3.6 **Vice President:** Note COY in new business.
 - 3.7 **President:** Pete was not able to attend and had provided Sean all his input.

4.0 New Business:

4.1 The Board discussed marking the 20th Anniversary of Hickory Farms Community with potential tie in to the Fall or Spring Block Party. No specific plans were adopted and topic was tabled.

4.1 Citizen of the Year: HFCA has nominated Bob Cosgriff as a candidate for Braddock District Citizen of the Year! Pam had turned in the nomination to Sharon Bulova's office. The COY announcement will be made at the Annual Council Picnic on 6/11/97. Sean will check to see if Bob was selected.

5.0 Meeting was adjourned at 8:30 pm.

BJB

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting August 11, 1997

Attendees: Pete Scala, Sean Coleman, Kathy Bethany, Mary Beth Pernicano, Bruce Bernhardt
Tom Johnson.

1. **Minutes from 6/30/97 and prior Board Meetings:** Bruce reported that the Minutes from Board Meetings 4/23/97, 5/12/97, 6/16/97 and 6/30/97 will be available next meeting for review and approval.

2. **Reports:**

2.1 **Grounds:** Tom reported:

- \$300.00 contract has been agreed to with Cardinal for repair to the upper common area following removal of the huge poplar tree. Tom will follow-up with Cardinal to inspect the repairs prior to sending the check.
- Additional areas need to be added to the original common area cutting spaces. The space along Roberts Road, the area behind Cathy Gillette's house and the strip along Rabbits Run (behind the houses along Cotton Farm Road).
- Tom called Sharon Bulova's office concerning county responsibility for the path along Roberts Road. He will follow-up in a few weeks.
- Tom is still seeking a replacement for himself as a Board member and Ground Chairperson.

2.2 **Neighborhood Watch:** nothing to report.

2.3 **ACC:** Kathy reported on recently approved applications for architectural review. (see attached list.) To date, the ACC has not rejected a request although a few needed additional clarification or detail.

2.4 **Treasurer:** 2 homeowners have not yet paid their annual dues. One of the two has filed for bankruptcy. The Board directed the following:

Motion: The HFCA Board directs the Treasurer to have liens placed on the two properties that have failed to pay their 1997 Annual Assessments. Motion was seconded, and approved unanimously (6-0).

The Treasurer will send certified letter to the real estate agents handling the property involved. Also, the Treasurer will direct the HFCA lawyers to file 2 liens, and include the cost of lawyers fees to process the liens. Copies of the liens should also be sent directly to the homeowners.

2.5 **Secretary:** Dates for next newsletter were selected. All articles should be in to Bruce by Wednesday, 8/20. Distribution will occur the weekend of 8/22.

2.6 **Vice President:** nothing to report.

2.7 **President:** Pete reported on the following issues:

- Due to input corrections, the HFCA Directory will be re-published. The corrections were needed to insure the most accurate information is published.

Motion: The Board directed Pete to have the HFCA Directory reprinted at HFCA expense.

- Pete suggested the Board look into allow advertisers in the Directory and Newsletter. The revenue generated by both would defray the cost of printing the Directory and Newsletters. Following a discussion, the Board and Pete decided to talk about advertising in both the

Directory and Newsletter at the upcoming Annual Meeting.

- **Rules & Regulations:** A General Meeting of the HFCA has been scheduled at the Green Acres Elementary School in order to discuss the proposed HFCA Rules & Regulations, received comments from all homeowners and provide input to the Board prior to adopting the proposed Rules & Regulations. The meeting will on August 26th at 7:30 pm. Copies will be distributed to each homeowner with the August newsletter.
- The Welcome Wagon is slightly behind schedule. Pete solicited volunteers from the Board to visit with him all newly arrived homeowners.

3.0 New Business:

- 3.1 Bruce discussed the multicolored cinderblock path and fountain that has appeared at 10117 Round Top Court (on the Farm House Road side by the front door). The Board discussed how the current covenants and proposed Rules & Regulations would or should apply. Board members were encouraged to take a walk to the property and view the blocks and fountain with additional discussion at the next Board meeting.

4. Next Meeting: 9/8/97 at Kathy B.'s house.

5. Meeting Adjourned 9:45 pm.

BJB

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting June 30, 1997

Attendees: Pete Scala, Sean Coleman, Kathy Bethany, Mary Beth Pernicano, Bruce Bernhardt.

1. **Minutes from 6/16/97 and prior Board Meetings:** Bruce reported that the Minutes from Board Meetings 4/23/97, 5/12/97 and 6/16/97 will be available next meeting for review and approval.
2. **Reports:** The regular format of reports from Board members was suspended for this meeting as the main topic for discussion was the proposed HFCA Rules and Regulations. Abbreviated reports were provided:
 - 2.1 **Treasurer:** Lamba House has applied for permits to expand from 6 to 8 residents. A plan for expansion of the second floor has been developed. HFCA will inquire to insure that the plans conform to all applicable County zoning and building regulations.
 - 2.2 **Grounds:** Due to getting remarried and moving out of HFCA, Tom is in search of a replacement as Board member and Grounds Chairperson. Anyone knowing of potential candidates should provide the names to Tom and he will contact them to determine if they are interested.
 - 2.3 **Secretary:** Dates for next newsletter were selected. All articles should be in to Bruce by Wednesday, 7/16. Pete will review the final draft on Thursday, 7/17. Distribution will occur the weekend of 7/19 & 20.
3. **Old Business:**
 - 3.1 **HFCA Rules & Regulations:** The Board continued the review started at the 6/16/97 Board meeting. The Board reviewed the first portion of the proposed Rules and Regulations noting changes agreed to and updated by Pete since 6/16/97. The Board next completed reviewing the entire document. Pete noted all changes on his master copy and volunteered to make the changes and provide a final proposed copy to each Board member prior to the next meeting of the Board.

The Board discussed plans for and agreed to schedule a General Meeting of all homeowners of the HFCA in August after distribution of the proposed Rules & Regulations to allow comments and input from the homeowners. Pete volunteered to call Green Tree Elementary School to select a date and time. Pete will send out an email with the meeting specifics. August 2nd was selected as an initial target date.

Motion: The Board authorized Pete to have 200 copies of the proposed HFCA Rules 7 Regulations printed for distribution to each homeowner in the Association. Motion was seconded and approved (4-0).
 - 3.2 **COY:** Bob Cosgriff was selected as a Braddock District Citizen of the Year for 1997! A lead article will be placed in the next newsletter noting the selection. Bob has been a consistent and active member of the Hickory Farms community since his arrival, almost 20 years ago. Congratulations Bob!

4. Meeting Adjourned 9:50 pm.

BJB

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting June 16, 1997

Attendees: Pete Scala, Mary Beth Pernicano, John Stanley, Bruce Bernhardt, Tom Johnson, Pam Barrett.

- 1. Minutes from 5/12/97 and prior Board Meetings:** Bruce reported that the Minutes from Board Meetings 4/23/97 and 5/12/97 will be available next meeting for review and approval.
- 2. Reports:** The regular format of reports from Board members was suspended for this meeting as the main and only topic for discussion was the proposed HFCA Rules and Regulations.

3. New Business:

3.1 HFCA Rules & Regulations: Pete provided an initial draft for each Board member. During the meeting, the Board read and discussed each section of the Proposed Rules & Regulations. Following discussion of each section, Pete summarized the consensus of the Board, noted wording changes, as requested by the Board, and moved on to the next section for review.

The Board was only able to complete reviewing just over half of the proposed Rules and Regulations document. A second meeting of the Board was scheduled for June 30th, in order to complete the review, provide wording changes and produce a copy for distribution to each homeowner in the HFCA.

Pete volunteered to update the proposed Rules & Regulations covered in tonight's meeting and provide an updated copy to the Board prior to the next meeting on 6/30/97. Pete indicated he would send out the revised draft via email.

- 3. Meeting Adjourned 9:40 pm.**

BJB

HICKORY FARMS COMMUNITY ASSOCIATION

Board of Directors Meeting September 8, 1997

Attendees: Pete Scala, Sean Coleman, Kathy Bethany, Bruce Bernhardt, Tom Johnson.

1. **Minutes from 8/11/97 and prior Board Meetings:** Bruce reported that the Minutes from Board Meetings 4/23/97, 5/12/97, 6/16/97, 6/30/97 and 8/11/97 will be available next meeting for review and approval. Motion to defer reading and approval of Minutes was seconded and approved.
2. **Review of Rules & Regulations Hearing Feedback:** Pete provided the following summary:
 - 15 non-Board HFCA members present, including 2 couples
 - 7% of HFCA membership represented.
 - The Board decided to review the feedback received, revise the proposed Rules & Regulations one final time, publish the final document and allow a two week feedback period in writing from the homeowners.

Motion: The Board decided to revise the proposed HFCA Rules & Regulations, based on the feedback from the HFCA homeowners, publish a final version, and allow a two week feedback period from the homeowners. Comments should be provided in writing to the Board during the two week period. Following the two week period, the Board will vote on the Rules & Regulations and determine an effective date if the Rules are passed. The motion was seconded and approved (5-0).

- Pete volunteered to redraft the Rules & Regulations and provide copies for all homeowners.
-

2. Reports:

2.1 Grounds: Tom reported:

- Tom is still seeking a replacement for Board member and Grounds Chairperson.
- Fall Clean-Up has been scheduled for October 25th!

2.2 Neighborhood Watch: Pete reported for John:

- Pot smokers were apprehended by police in the lower common area.
- Mail box vandalism: 2 mail boxes were vandalized. John will contact the NW Contact for more details.
- Neighborhood almost was robbed on 8/11. Police will provide free safety inspections of homes. John will provide details in newsletter article.
- People are shifting NW shifts. John needs to be informed of any changes.

2.3 ACC: Kathy reported 4 additional requests for architectural review since last meeting.

The requests included change of color, sky light in porch, new porch and extended fence. Kathy informed the Board that she has a complete set of plans for the development targeted next to her house on Burke Station Road. Drainage may be a problem and could impact not only Kathy's house but the HF Rabbits Run common area.

2.4 Treasurer: Current account balance is approximately \$24,000.00. Purchase of the savings bond is still in progress.

2.4 Secretary: Dates for next two newsletters were selected.

- September: articles by 9/15, draft by 9/16, print by 9/17 and distribute on 9/19.
- October: articles by 10/14, draft by 10/15, print by 10/16 and distribute on 10/18.

2.5 Vice President: nothing to report.

2.6 President: Pete reported on the following issues:

- **Roberts Road:** The expansion of Roberts Road and potential impact to HFCA has surfaced over the past few weeks. Several community meetings were held or are scheduled on this topic. Facts are that Roberts Road will be expanded to 4 lanes off of Fairfax County Parkway. A flyover will be constructed to connect Roberts Road from Fairfax County Parkway up to Guinea Road. There are no current plans to expand Roberts Road in the immediate vicinity of Hickory Farms or the portion in Fairfax City. The 5 year Comprehensive Plan process does include an increase in traffic on Roberts Road over the next few years from an estimated 8,000 cars to 11,000 cars. More information and facts are needed. Pete drafted and sent a letter to Sharon Bulova's office (copy to be included in September newsletter) and to Tom Davis's office and to Mayor of City of Fairfax indicating that HFCA is opposed to any expansion of Roberts Road above Braddock Road to Main Street (Rt. 236). Several Board members indicated they plan to attend the community meetings over the next few weeks. This will be a topic for the Annual Meeting.
- **Fall Party** (separate from the Fall Clean-up) is targeted for 11/1/97. The gathering will have a Halloween Theme. Pete will speak with Denise D. to plan details.
- **Board Member Replacements:** there will be at least 3 openings for the 1998 HFCA Board. (Bruce, John, Tom). Current Board members are strongly encouraged to find their own replacements.
- **Advertising:** A church and a daycare operation have requested to advertise in the HFCA newsletter. The Board discussed the positives and negatives of allowing advertising. The Board decided to seek feedback at the Annual Meeting from the homeowners concerning advertising in both the Directory and Newsletters.
- **Welcome Wagon:** there are two visits pending and 3 more to go. 1 more is coming by October 15th.

3.0 New Business:

3.1 Next meeting date: 10/6/97 at John S.'s house.

4. Meeting Adjourned 9:56 pm.

BJB

Hickory Farms Community Association

Board Meeting Minutes October 6, 1997

Attendees: Pete Scala, John Stanley, Sean Coleman, Denise Dinnen, Joe Shea,
Tom Johnson

1. **Review & Approve Minutes from 9/8/97 Board Meeting:** Bruce informed the Board that the minutes have not been distributed and will be ready by next meeting.
2. **Rules & Regulations Hearing Feedback:** Comments from the Rules and Regulations hearing were discussed and modifications made to the proposed Rules and Regulations for HFCA. Items discussed included:
 - use of shall instead of will
 - where applicable, sections should apply to tenants as well as homeowners
 - other structures attached to or separate from should be clarified
 - HFCA will not provide certification of approval if non-compliance occurs
 - maintenance of existing fences
 - clarify gutters
 - clarify car ports not to be used for storage
 - Architecture Control Committee minimum membership of 5 instead of 4
 - add date to ACC form
 - spell out the leash law
 - trash containers left on sidewalk
 - removal of newspapers from driveways after delivery
 - if ACC approves a request, can board approve
 - full time operation of trade or business within HFCA.

Following discussion modifications were made and Pete agreed to produce a final copy for distribution at the HFCA General Meeting.

3. **Fall Picnic and Chili Party:** Denise Dinnen, coordinator of the Fall Picnic and Chili Party discussed plans for the event. There would be no judging of the chili! A contest will be held next year for the best chili! The event will be made simple to encourage people to come. A bare bones approach will be planned. Ideas discussed included:
 - Children's Stuff: Joe & Trish
 - Stuffed Scarecrows: Tom to provide hay/straw
 - Mummy contest: kids with toilet paper
 - Pinyatta:
 - Apple Biting Contest:
 - Volleyball
 - Horse shoes
 - Croquet
 - Tape Player (boom box) for music:
 - Door prizes: no more than \$10.
 - Food- macaroni, rice, bread:
 - Truck: Tom
 - Bowls, spoons, forks, knives: HFCA provide
 - Hot cider, coffee HFCA provide
 - Boil hot dogs, buns HFCA provide
 - Signs: up 10/9, rain date 11/2
 - Date for input to newsletter: 10/14.

4. **Reports:**

- 4.1 **Grounds:** Joe volunteered to serve the remaining term for Tom Johnson as grounds person. This will be Tom's last Board meeting. Signs have been placed this evening for Fall Clean-up. Clean-up areas will include both entrances. Bulbs go in now and annuals go in Spring. Home Depot has the best bulbs. Each Board Member was requested to call everyone on their distribution route to remind them of the Fall Clean-up. Concerning the path on Roberts Road, Tom will call Florence in Sharon Bulova's office. Tom still has a bill for fixing the upper common area after the tree removal. Tom will call the landscaper for more information.
- 4.2 **Neighborhood Watch:** There were no crimes reported.
- 4.3 **Architecture Control Committee:** Nothing to report.
- 4.4 **Treasurer:** HFCA is current on all bills. Current balance is \$23,000. Mary Beth has the form for the Bond purchase.
- 4.5 **Secretary Report:** Next newsletter date is October 14th.
- 4.6 **Vice-President:** Nothing to report.
- 4.7 **President:** Roberts Road meeting at St. Mary's was a total waste of time. Nancy Rosencrantz has indicated to several Board members that more should have been communicated and sooner to the HF homeowners regarding Roberts Road. There is discussion of developing the property at Roberts Road and Braddock Rd. across from George Mason University. Several parcels will need to be consolidated. A special task force is being formed and HFCA will need a representative on that committee. Annual meeting is coming and Pete discussed topics including what to look for next year, major capital improvements and a summary statement for what happened in 1997. Welcome Wagon is behind on visits to new homeowners. The Welcome Wagon is in need of coordinators. Pete will approach Bob Cosgrith and Kathy Gillette. Sharon Bulova, District Supervisor will be invited to attend the HFCA Annual Meeting. She will address the current and planned development on Roberts Road and answer general questions from the attendees. Pete offered the following motion:

Motion: HFCA Board approves the HFCA Rules and Regulations with slight modifications suggested by Satish Rou and discussed earlier in this meeting. Motion was seconded and approved by a vote of 4 to 1.

Based on the approved motion, copies will be made of the Rules and Regulations and passed out at the HFCA Annual Meeting.

5. **New Business:**

- 5.1 Pete proposed the following motion:

Motion: HFCA Board accepts Joe Shea to fill the remaining term of Tom Johnson as Board Member and Grounds Chairperson. Motion was seconded and approved unanimously (5-0).

- 5.2 Next meeting will be communicated by email.

6. Meeting was adjourned 9:21 pm.

BJB

HICKORY FARMS COMMUNITY ASSOCIATION
Board of Directors Meeting
December 17, 1997

Attendees: Pete & Rose Scala, Sean & Claire Coleman, Mary Beth & Rick Pernicano, Kathy & Chuck Bethany, Tom & Mary Johnson, Joe Shea, Tom & Pat Barrett, Eric & Clarisa Maribojoc, Tami Verheul, John Stanley, Bruce Bernhardt.

1. **Secretary Report:** Bruce reported minutes for the Board Meeting of October 6th and additional prior Board meetings would be provided prior to next Board meeting. Board deferred approval of 10/6/97 Minutes until January meeting.

2. **Reports from Board Members:**
 - 2.1 **Architectural Control Committee:** Kathy handed out a summary report for 1997 that will be included in the December newsletter. (See attached) Twenty five applications were received and approved by the ACC in 1997. Kathy thanked the members who served on the ACC, Greg Gillette, Charlotte Clinger and George Rosenkranz.
 - 2.2 **Grounds:** Joe Shea and Tom Johnson provided a joint summary report for 1997.
 - The Fall Clean-up went well and there was a good turn-out for the event.
 - Joe will receive log book from Tom.
 - County representative called Tom and reported that Roberts Road path is a county responsibility. A work order to inspect the path for overgrown, water or drainage problems is in progress. No date on when inspection will occur.
 - Tom received a \$300 bill for lawnmowing. Joe will follow-up.
 - Tom reported we are waiting on a response for the mulch bill. The company has gone out of business. Tom will provide a letter.

The Board discussed the tree which has fallen across the path by Rabbits Run. This is a large tree trunk and will need a large chain saw to cut. Pam reported that it appears that gravel is being dumped near the stream along Rabbits Run. Board members agreed to take walks back through the area to investigate. Joe indicated that a map showing the common areas to be maintained by the annual lawnmowing contract has been developed.
 - 2.3 **Neighborhood Watch:** A new schedule covering the first half of 1998 has been developed and will be distributed with the next newsletter. John provided a summary report that will also be sent to each homeowner.
 - 2.4 **Treasurer:** Mary Beth provided copies of the 1997 Budget/Actuals report and the proposed 1998 Estimated Budget. The final 1997 figures are awaiting the December printing cost and Rules & Regulations printing costs.
 - 2.5 **Secretary:** Next newsletter will be delivered to each Board member by 8:00 am on Saturday, 12/20. All articles should be in by Wednesday evening. Draft will go to the printer on Thursday (Friday worst case).
 - 2.6 **Vice- President:** Sharon Bulova, District Supervisor, is looking to form a Park Plan Policy Group. If anyone is interested, they should contact Pete or Sean for more details. Sean discussed the plans to develop the property at Roberts Road and Braddock Road. Six parcels are currently rated R-1 (estimated 12 acres).

Current owner wants to develop. His proposal has been held off. Sharon wants a committee to evaluate options to develop the land. Tom and Pam will talk to Sean about volunteering for the committee. The committee should only be active from January to approximately March.

2.5 President: Pete presented the following topics/issues:

- **Leaf Vacuuming:** Several homeowners have inquired about leaf removal. Initial investigation revealed that if the county provides the service, a lean will be placed on each homeowner's property for approx. \$240.00. Additional investigation is needed on this subject and will be taken up by the 1998 Board.
- Copies of the Rules & Regulations were not available in time for the HFCA General Meeting. Based on passage of the document tonight, copies will be distributed with the next newsletter.

Motion: HFCA Board approve the HFCA Rules & Regulations as amended (copy attached to these minutes) and distribute individual copies to each homeowner. Motion was seconded and approved unanimously (6-0). The effective date of the Rules & Regulations is 12/17/97.

- Pete thanked the 1997 Board members for their efforts this past year.

3.0 New Business:

3.1 Transition to 1998 Board: Following discussion of job responsibilities, the 1998 Board positions were accepted:

President:	Pete Scala
Vice President:	Sean Coleman
Treasurer:	Kathy Bethany
Secretary:	Tami Verheul
Grounds:	Joe Shea
Neighborhood Watch:	Eric Maribojoc
Architecture Control Committee:	Tom Barrett
Welcome Wagon:	Pete Scala (pending coordinator)

3.2 Based on a discussion by the full Board, the following motion was made:

Motion: The HFCA Board authorized the HFCA to pay for the cost of the December Board meeting, including dinner charges. The motion was seconded and approved unanimously (6-0).

4.0 Meeting was adjourned at 9:10 pm.

BJB

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
JANUARY 12, 1998**

Attendees: Pete Scala, Sean Coleman, Tami Verheul, Joe Shea, Eric Maribojoc, Kathy Bethany, Pam Barrett. 7:30 pm.

Pete called the meeting to order and passed out minutes from the October 6, 1997 and December 17, 1998 meeting. Minutes were read and unanimously approved (5-0).

REPORTS FROM BOARD MEMBERS:

Grounds: Several board members have walked through Rabbits Run and have come to the conclusion that the gravel dumping that was brought to the board's attention appears to be an accumulation over time. Several trees have fallen over paths in Rabbits Run and need to be cut up and moved. This effort will be part of the spring clean up. Sidewalk/paths on Roberts Road are a County obligation. Joe will call and find out what needs to be done to get the maintenance started in this area. Sean and Kathy will do an assessment of all paths and walkways and will report their findings at a later meeting. Kathy received a notice that clearing the way for laying sewer pipes in the new development would start soon.

Architectural: Pam was present for Tom. Nothing new to report at this time.

Neighborhood Watch: Neighborhood Watch signs are missing from Burke Station and Still Meadow road entrances. Eric will contact the Neighborhood Watch Liaison at the Police Department about getting replacement signs. Eric received information about another cellular service and is checking out rate information. Eric will update us at a later date about the rate plan.

Treasurer: Kathy passed out new copies of the final 1997 budget. Current balance in the account is \$20,038. Discussed wanting to put part of the balance in reserve to earn interest. Kathy will check with comparable banks for rates and will report back to the Board. Kathy will e-mail all Board Members a copy of the 1998 budget for review prior to the next meeting. Homeowner dues for 1998 will be announced in the January newsletter. HFCA dues are \$80.00. Motion was passed on the amount of dues (6-0). Due date for payment is February 27, 1998. The delinquency date is March 28, 1998. Kathy paid the \$15.00 dues to the Braddock District Council. All signature cards were signed and returned. Kathy passed out new Kinko's credit cards to be used when printing HFCA materials at Kinko's. Kathy brought to the Board's attention that our account needs auditing. Sean will recommend someone to audit our account in the near future.

Secretary: Newsletter will be passed out for distribution on January 24th. New copies of the distribution routes will also be passed out to the Board Members. All public announcements should be forwarded to the secretary to be included in the newsletter. Minutes of the January 1998 meeting will be e-mailed to all Board Members prior to the February 9th meeting for review.

Vice President: Truck law- Sally at Sharon Bulova's office stated that it is illegal to park a tractor/trailer rig on Cotton Farm Road. Parking the rig in the subdivision is inappropriate and the next time this is observed a warning will be issued. HFCA will start enforcing this issue. Sean will write a letter to owner of the rig. Board will check into the car parked in the yard on the corner of Still Meadow and Farm House Lane. A warning will be issued when a violation is documented. The Park Planning Committee will meet on January 20th at Catholic Campus Ministry at 7:30 pm. The property at Roberts Road and Braddock will be up for discussion at the meeting.

President: Pete checked further into the cost of leaf pick-up. The cost of leaf pickup is \$.01 per \$100 of assessed value of your house. Trash pickup is \$240 per year. Both services are required by the County. The drawback of this service is only one trash and recycling pickup per week. Surveys will be included in the newsletter.

The following projects were discussed:

1. Survey Project: The motion was made, seconded and passed (6-0) to check into the cost of having the development re-surveyed. This issue was brought up in regard to the new development that is being built on Burke Station Road. The property of the new development will border our common ground area around Kathy Bethany's house. The Board does not want to lose any land or have debris from the new development dumped in our area.
2. Annual Schedule Project: This will be discussed at the next meeting.
3. Roberts Road project: Nancy Rosenkranz will at the next meeting to brief the Board on the traffic on Roberts Road. Nancy will be given allotted amount of time to discuss this issue.
4. Roberts Road traffic control project: There was another serious accident at the intersection of Roberts Road and Still Meadow Rd. No serious injuries were reported but one car was totaled. Sharon Bulova's office was notified concerning the accident. VDOT has decided to shave the hill at the intersection of Roberts Road and Still Meadow Road. Joe will prepare a letter for the Board requesting some sort of traffic control at the intersection of Roberts Road and Still Meadow Road.
5. Three-way stop signs project: Pete will request three-way signs in the neighborhood through VDOT. Second vote on this project was carried at the annual meeting.
6. Joe suggested that the neighborhood map be blown up to the size of 4 feet x 5 feet. By having maps this size, the homeowners will be able to see the areas discussed at annual meetings from the floor. Joe will take care of this project.
7. Addendum to the directory: Was suggested that we make an addendum to the current directory to include names, addresses and phone numbers of new members to the neighborhood.
8. Home-page: Not sure this is needed yet. This issue will be discussed further at future meetings.

Motion was made, seconded and passed (6-0) to adjourn the meeting. Next meeting will be at Sean Coleman's on February 9th at 7:30pm.

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 9, 1998**

Attendees: Sean Coleman, Tami Verheul, Joe Shea, Eric Maribojoc, Kathy Bethany, and Tom Barrett. Absent: Pete Scala. Time: 7:30 p.m.

REPORT FROM NANCY ROSENCRANZ:

Nancy Rosenkranz presented the board with the latest news regarding the Sager Avenue and Roberts Road traffic calming measures. The task force recently met with City officials to discuss preliminary results collected from area residents. No recommendations have been made at this time. The task force will seek information and report back to the City officials. The next meeting of the task force will be on March 11th. Nancy also discussed the land use issue concerning the corner of Roberts and Braddock Roads. There is no change in zoning at this time. According to Sharon Bulova's office, this land will not be used for commercial purposes. New zoning language will reflect a recommendation for sidewalks to be installed along all of Roberts Road and possibly a path to the park. No money is currently slated to fix our end of Roberts Road. The budget is planned out in 6 year periods.

Following Nancy's report, Sean Coleman called the meeting to order and minutes were passed out for the January 12, 1998 meeting. The minutes were read and unanimously approved. (6-0)

REPORT FROM BOARD MEMBERS:

Grounds: 1) A water main broke on Still Meadows Road and is in the process of being repaired. 2) Joe will put together an application and will start soliciting bids in about two weeks for mowing of the commons areas. 3) Spring clean-up is scheduled for April 18th from approximately 9:00 am to noon. A rain date for the spring clean-up will be on April 25th. As part of the clean-up, trees in the lower commons will be mulched. This area was not done in the fall. Fall clean-up will be scheduled on September 26th with a rain date of October 3rd. 4) Regarding a re-survey of the development, the previous survey of the neighborhood should still be on file but has to be physically checked-out. To be checked are property lines and encroachment on community property.

Architectural: 1) No applications for architectural review at this time. 2) Brenda Denny, Tom Harrington and Bob Ambrogi have offered to serve on the Architectural Committee. Tom will re-issue a letter to properties that currently encroach on the community property.

Neighborhood Watch: 1) Eric has ordered two new neighborhood watch signs for the entrances to the community. He suggested that a new post be installed with the sign on the Burke Station Road entrance. 2) Eric also ordered a Crime Report for 1997 from our local branch of the Fairfax County Police Department. The police station was given schedule of our neighborhood watch. 3) Eric is still gathering information about a new

cell phone for the neighborhood watch program. 4) No reports of trouble by any of the Neighborhood Watch Patrols.

Treasurer: 1) Motion was made to accept the budget. (6-0). 2) Kathy will continue to look into different checking options for the association. 3) About ¼ of the annual dues have been collected at this time. 4) Our insurance isn't due until April. 5) Sean referred Mary Quigley as a person to contact about preparing the association's taxes and performing an audit on the Treasurer's books. This should be done by March 15, 1998. 6) Discussions concerning a new lawyer for the association was deferred until next month.

Secretary: 1) Newsletter articles are due to Tami by February 18th. The newsletter will be distributed on the weekend of February 21st. 2) Microsoft Publisher was purchased by HFCA for use by the secretary in preparing the newsletters.

Vice-President: 1) Joe and Sean will meet with VDOT engineers on February 12th concerning the problems with the entrance on Roberts Road. Kathy will provide Sean with the results from the January newsletter survey concerning the Roberts Road entrance. 2) Braddock District dues have been paid.

OTHER BUSINESS:

1. A future newsletter will contain a questionnaire with the following questions:
 - A. Do you want a lighted entrance on the Burke Station Road side of the neighborhood?
 - B. Do you want your monthly newsletter sent to your household via e-mail instead delivered to your door?
 - C. If you have an e-mail address, do you want it included in the next Directory?If the questionnaire shows a favorable response to question A, then the Board needs to check out the cost of this utility.
2. A motion was passed (6-0) to get estimates on surveying the commons areas. Pete was volunteered for this task.
3. The three way stop sign issue was deferred until the results of the survey were counted.
4. Homepage- not enough interest shown at this time
5. Spring party will be held on May 2nd with a rain date of May 9th. Times will be 1-5 p.m.
6. Fall fling will be held on September 19th. Times will be 1-5 p.m. The Board will ask Denise to coordinate this event. This will be a potluck with each family bringing their own meat.
7. Motion was made and passed (6-0) to allocate funds for bird houses in the commons.

Motion was made and passed (6-0) to adjourn the meeting. The next meeting will be at Kathy Bethany's on March 2nd at 7:30 p.m.

**Hickory Farms Community Association
1997 Financial Statement
&
1998 Budget**

Opening Balance 12/31/96				16,294
	1997 Budget	1997 Actuals		1998 Budget
Income				
Annual Dues	15,760	16,090		15,680
Bank Interest	200	445		300
VPOAA Packets	300	550		300
Other		12		
	<u>Total Income</u>	<u>16,260</u>	<u>17,097</u>	<u>17,097</u>
				<u>16,280</u>
Expenses				
Audit/Tax Filing	300	275		400
Bank Charges	200	184		250
Insurance, Surety	300	232		300
Insurance, Directors	900	890		900
Insurance, Liability	900	873		900
Legal Fees	600	356		600
Newsletters, Postage	900	1,815		1,400
Maintenance/Landscaping	11,100	7,785		10,300
Taxes, Fees	250	265		280
Neighborhood Watch	560	230		500
Miscellaneous	250	448		450
	<u>Total Expenses</u>	<u>16,260</u>	<u>13,353</u>	<u>(13,353)</u>
				<u>16,280</u>
Check of Opening Balance 12/31/97				20,038
Bank Balance 12/31/97				20,038.04

**Hickory Farms Community Association
1998
Proposed Budget**

Opening Balance 12/31/96			16,294	
	1997 Budget	1997 Actuals		1998 Proposed Budget
Income				
Annual Dues	15,760	16,090		15,680
Bank Interest	200	445		300
VPOAA Packets	300	550		300
Other		12		
	<u>Total Income</u>	<u>16,260</u>	<u>17,097</u>	<u>17,097</u>
			17,097	16,280
Expenses				
Audit/Tax Filing	300	275		400
Bank Charges	200	184		250
Insurance, Surety	300	232		300
Insurance, Directors	900	890		900
Insurance, Liability	900	873		900
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Maintenance/Landscaping	11,100	7,785		10,300
Taxes, Fees	250	265		280
Neighborhood Watch	560	230		500
Miscellaneous	250	448		450
	<u>Total Expenses</u>	<u>16,260</u>	<u>13,353</u>	<u>(13,353)</u>
			20,038	
Check of Opening Balance 12/31/97			20,038	
Bank Balance 12/31/97			20,038.04	

**Hickory Farms Community Association
1997 Financial Statement
&
1998 Budget**

Opening Balance 12/31/96				16,294
	1997 Budget	1997 Actuals		1998 Budget
Income				
Annual Dues	15,760	16,090		15,680
Bank Interest	200	445		300
VPOAA Packets	300	550		300
Other		12		
	<u>Total Income</u>	<u>16,260</u>	<u>17,097</u>	<u>17,097</u>
				<u>16,280</u>
Expenses				
Audit/Tax Filing	300	275		400
Bank Charges	200	184		250
Insurance, Surety	300	232		300
Insurance, Directors	900	890		900
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Taxes, Fees	250	265		280
Neighborhood Watch	560	230		500
Miscellaneous	250	448		450
	<u>Total Expenses</u>	<u>16,260</u>	<u>13,353</u>	<u>(13,353)</u>
				<u>16,280</u>
Check of Opening Balance 12/31/97				20,038
Bank Balance 12/31/97				20,038.04

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
APRIL 6, 1998**

ATTENDEES: Sean Coleman, Kathy Bethany, Eric Maribojoc, Tom Barrett, Tami Verheul, Pete Scala and Denise Dinnen.

GUESTS: Nancy Rosenkranz

Nancy Rosenkranz presented the Board with the following information. The City Task Force is meeting with the city this week. The results of the questionnaires are the main focus of the meeting. The date for the final meeting of the Roberts Road land use will be brought to the Board's attention as soon as she finds out the details. Sharon Bulova's office is hosting a town meeting on April 9th. The agenda is not known at this time but Nancy thinks it is with the contractor regarding the expansion of Roberts Road. There is also another property for sale on Roberts Road near the Catholic Campus Ministries. We thanked Nancy for the information.

Pete called the meeting to order. Minutes for the March meeting were not available at the time of the meeting.

REPORTS FROM BOARD MEMBERS:

Spring Fling: Denise Dinnen has graciously accepted organizing this event. Since last year's event was such a huge success we will be following the same agenda as last year. The date for the Spring Fling is May 2nd with rain dates of May 3rd and May 9th. The event will run from 1-5 pm. Tami will provide 1000 paper plates and napkins. Pete Scala has offered the use of his grill and Denise is going to ask Bob Cosgriff for the use of his grill. Denise is going to ask John Stanley to help set up the games. Tami and Eric each volunteered to help with cooking on the grills. Tami will provide 3 card tables. Eric has offered a pinyata for the spring fling. A suggestion was made to provide containers for recyclables and garbage. The games that we will play consist of volleyball, croquet, and horseshoes. Music will also be provided. Signs must go up in the neighborhood two weeks in advance of this event. People with the last name starting with A-L will provide salads and last names starting with M-Z will provide desserts.

Architectural: At this time 6 applications have been approved by the ACC. No problems have been reported with the above applications. ACC is going to contact some houses in the neighborhood concerning their appearances. ACC will start these proceedings and report back to the Board if necessary. Tom will send out letters to people who have encroached onto the common areas reminding them of this matter.

Grounds: Sean is in the process of getting bids for mowing the common areas. Most bids are coming in at approximately \$1100 at month. The Board budgeted \$10,000 for mowing of the common areas for 1998. Sean is also going to order 2 ½ cubic yards of mulch to be used during the Spring Clean-up. The Board approved this purchase. (5-0)

Denise Dinnen, Claire Coleman and Rose Scala will be in charge of purchasing flowers for the flower beds at the entrances to our neighborhood. John Morrison agreed to be the new Grounds person.

Neighborhood Watch: Eric received the new Neighborhood Watch sign and plans to install them during the Spring Clean-up. West Springfield Police Dept. told Eric that the cell phone we have was given to us under a federal program and we will have to contact the office in Washington DC to get a new phone. The lamp that is used on the watch is not working. Eric replaced the battery but it still doesn't work. If replacing the lightbulb doesn't work, Eric will purchase a new lamp with funds from his budget. Eric recently completed a tour of the 911 facility at the Neighborhood Watch meeting.

Treasurer: Kathy has deposited all annual dues received into the new account at Crestar. She will close the old account out at First Union in about another month. Kathy sent out 15 notice of non-payment of the annual dues. Mary Quigley will submit a report on the auditing of our books and the preparation of our taxes after the tax season is over. Discussion concerning the purchase of T-Bills has been deferred until the May meeting.

Secretary: Articles for the newsletter are due April 9th. The newsletter will be ready for delivery on April 15th. All members are to call the houses on their route and remind homeowners of the spring clean-up and spring fling.

Vice President: There are no plans currently to widen Roberts Road at this end. In the long run there will be some sort of connecting path between Braddock Road and Roberts Road. The construction on Roberts Road south of Commonwealth will begin in April and finish later this fall.

President: The barrels have been placed on Still Meadow Road as a mock-up of where the future island will be placed. At this time the placement of 3 way stop signs is being deferred. In the long run, VDOT has the final say where they stop signs will be placed, we can only make a suggestion. The placement of \$200 speeding fee signs is also deferred at this time until the County decides whether this is legal or not.

Mary Beth Pernicano has agreed to chair the Welcome Wagon Committee. Issues concerning the RYS home in our neighborhood is a mute point. At this time there is not much we can do about this.

Pete made calls tonight with regards to the surveying of the common areas, but has not received any replies.

Agenda items: Automating our homeowner records.

Action Items this meeting:

1. Mary Beth will chair Welcome Wagon
2. T-bills will be discussed at the May meeting—Kathy
3. Call the homeowners on your newsletter route
4. Sean will call Bob Cosgriff to see if he will write an article for the newsletter.

5. Pete will invite Tom Johnson to the Spring Fling
6. Sean will order mulch for spring clean-up
7. Eric will look into permanent signs for the annual meeting, spring and fall clean-ups and flings.
8. Sean will call about the grass mowing on Roberts Road
9. Eric will bring master list of cars to the next meeting.

A motion was made, seconded and passed to adjourn the meeting. The next meeting will be at Tami Verheul's house on May 11th at 7:30 pm.

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
MARCH 9, 1998**

ATTENDEES: Sean Coleman, Eric Maribojoc, Kathy Bethany, Tami Verheul, Pete Scala, Pam Barrett, Bob Ambrogi.

GUESTS: Bob Cosgriff and Lloyd Bullard ----- 703-548-8334 – phone
703-548-3417 – fax
2701 Cameron Mills Road
Alexandria, VA 22302

RYS - Hickory Grove Home: Lloyd Bullard ,the Chief Operating Officer, and Bob Cosgriff were on hand to discuss the opening of the new group home located at 4371 Farm House Lane. The new program will be a short term, co-ed facility. Staffing will be double from the Lambda House with one awake overnight staff member. Total staff for the house will be 9 adults. The new group home is accredited with the Guild Welfare League of America, Mental Health licensing instead of Social Service and will be a treatment oriented facility. The home is considered a non-profit organization. At this time, Mr. Bullard assured the Board that the children who are placed in the house will be totally supervised and he does not anticipate any problems with the facility being located in our neighborhood. Rene Petaway will be supervising the group facility. Mr. Bullard is willing to have an open meeting to discuss any concerns with the homeowners if interest is shown by the neighborhood. Board members discussed asking our lawyer to check what recourse we would have if a problem does arise with the Hickory Grove home.

Pete called the meeting to order. Corrections to the February 9th meeting minutes were made and unanimously approved (5-0).

REPORTS FROM BOARD MEMBERS:

Grounds: Joe Shea regrettably resigned from the Board due to moving out of state. Sean is in the process of soliciting bids for mowing the common areas. At this time we do not have any bids. We are currently holding a check for service rendered last year but the company has gone out of business and currently we don't know where to mail the check. This is regarding mulch we had delivered.

Mowing of the area next to the sidewalk on Roberts Road is the responsibility of the County. Fairfax County point of contact may be reached at 246-2563. Dave Brown, Fairfax County Public Works, may be reached at the same number. Fairfax County point of contact for maintenance of the walkway on Roberts Road is Beck Halstead at 246-2581.

Architectural: 3 Applications are currently on file with the ACC. The applications consist of :

- 1) shutter color
- 2) a sun room addition
- 3) RYS application to remodel and add on to the existing house.

Two letters will be written concerning violations of encroachments of the common areas. Two people have complained to the Board in writing with concerns regarding a car parked in the grass and broken shutters at 4343 Still Meadow Rd. Lot #79. The rig at 4330 Still Meadow Rd. is in violation of the parking ordinances. Pete will talk to the owner and ask them to park somewhere else or they will be ticketed.

Neighborhood Watch: Eric received the new neighborhood watch signs from the West Springfield Police dept. Eric will ask for a new cell phone from the police department. The next neighborhood coordinator meeting will be March 25th. Eric has a crime report if anyone is interested in reviewing it.

Treasurer: 133 out of 198 checks have been received for annual dues. Still sort 65 payments. Hickory Groves has paid for the year. Kathy asked that a "last notice" be put in this month newsletter. Penalties will apply after 3/31/98.

Four different banks have been checked out and the Board voted (5-0) to move our checking account to Crestar. Kathy will leave the First Union account open for a couple of more month to make sure all our current checks clear.

Mary Quigley is in the process of auditing our books , preparing our taxes and writing a report for the Board. The Board approved Kathy's decision (5-0) to have Mary do this work for us.

Discussion of a new lawyer is deferred until later notice. T-bill discussions were also deferred until later notice.

Secretary: Newsletter articles will be due by March 25th with the newsletter being distributed on March 28th.

Vice President: Sean will ask VDOT to chalk out the placement of the island currently being considered for the entrance of Still Meadow Road. The final Braddock/Roberts Road meeting will be March 24th at Catholic Campus Ministry. Sean will ask Bob Cosgriff to attend for the Board. Sean will start soliciting bids for the survey work to be done on the common areas. The semi-rig that has been a concern is currently gone.

President: Annual meeting has to be announced 60 days in advance. The annual meeting will be held on October 20th. An announcement must be out in August.

Community Association Institute(CAI) standard membership is \$205. CAI membership contains information of homes on a web site. We would have access to information that we couldn't get otherwise.

Denise Dinnen will be asked to coordinate the spring fling. Pete will write an article concerning Joint Home Improvements. The lighted entrance issue is deferred until later notice.

Motion was made, seconded and passed (5-0) to adjourn the meeting. Next meeting will be at Tami Verheul's on April 6th at 7:30pm.

**HICKORY FARM COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 24, 1998**

ATTENDEES: Pete Scala, Sean Coleman, Kathy Bethany, Tami Verheul, Eric Maribojoc, John Morrison and Tom Barrett.

Minutes were read and approved. (5-0)

GROUNDS: People have been dumping "household items" along the Rabbit Run pathway. John will write an article for the newsletter address this issue. Fall clean-up is scheduled for September 26 from 9am-noon. Some of the areas that need attention are 1) trees in the Common Areas (lower Cotton Farm) need to be trimmed back. 2) trees on the Rabbits Run pathway need to be cut up and moved. 3) a lot of work needs to be done along the northern path. John will also write an article informing the neighborhood of the details for the fall clean up.

TREASURER: Fletcher's at 10114 RoundTop still owe their 1998 homeowners dues. A lien will be placed against the house. Pete has talked with the Fletchers about the dog problems. 10004 Cotton Farm will receive a second notice about dues. 11 VPOAA packages has been sent out by Kathy with \$550 collected in fees. \$15930 has been collected in 1998 annual dues. Kathy is in the process of closing out the account at First Union Bank. Kathy received a total of 56 ballots on the garbage issue. The break down is as follows:

30—yes

13—association votes

12—wants to take care of their own trash needs

1----no response

33—wanted 1 times a week

9----wanted 2 times a week

The Board agreed to take the results to the annual meeting and let the floor be opened up for discussion. We will not make a decision that night.

NEIGHBORHOOD WATCH: Gillette's car was broken into for the second time this year. A suggestion was made that a committee be pulled together to review our practices and maybe make some changes. The committee would get together with the West Springfield Police department and see what could be done about the break-ins in the neighborhood. Eric checked into the prices for the "A" frame signs. Each will cost approximately \$220. These signs would come with tracks and letters. The issue was brought up about "how to secure" the letters. Eric will check further in to the matter. "Realtor" type signs will cost approximately \$180.

SECRETARY: Newsletter articles are due on September 7th. The newsletter will come out the following weekend of September 12.

VICE PRESIDENT: September 19th is the Fall Fling. Sean is going to talk to Lynn Welch to see if she could head up the Fall Fling. Sean will e-mail everyone a copy of the letter to Sharon Bulova and would like everyone to respond in a timely matter. He would like to get this letter out immediately.

PRESIDENT: Pete would like to do one more round of ballots concerning the garbage removal when we get newer information. He received several ballots in the mail also. A suggestion was made to automating the HFCA records and Pete will check into the prices of archiving our files.

A motion was made and passed to close the meeting. The next meeting is at Eric Maribojoc's house at 7:30 on September 14th.

total		B or A	
I ; or E;	HF Acct	Budget	Actual
Income	Annual Dues	\$15,680.00	\$15,905.00
	Bank Interest	\$300.00	\$131.76
	Other	\$0.00	
	VPOAA Packages	\$300.00	\$450.00
Income Total		\$16,280.00	\$16,486.76
Expense	Audit/Tax Filing	\$400.00	\$395.00
	Bank Charges	\$250.00	\$196.48
	Insurance		\$873.00
	Insurance, Directors	\$900.00	
	Insurance, Liability	\$900.00	
	Insurance, Surety	\$300.00	
	Legal Fees	\$600.00	\$29.07
	Maintenance/Landscaping	\$10,300.00	\$4,994.76
	Miscellaneous	\$450.00	\$52.00
	Neighborhood Watch	\$500.00	\$152.20
	Newsletters, Postage	\$1,400.00	\$934.60
	Taxes, Fees	\$280.00	\$87.00
	→ VPOAA Packages		\$117.77
Expense Total		\$16,280.00	\$7,831.88

450 to 600 + tree down strictly
KlucH stamps

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
SEPTEMBER 14, 1998**

Attendees: Eric Maribojoc, Sean Coleman, Kathy Bethany, Tami Verheul, Pete Scala, John Morrison, Nancy Rosenkranz

BURKE STATION DEVELOPMENT: The property north of the Masterbuilt construction has been sold to a developer and current work on Burke Station Development has stopped. Two new homes at approximate value of \$500,000 will be built on the new site.

ROBERTS ROAD UPDATE: The request has gone to the City. All future meetings has been suspended until the City reviews the request. On the County side of Roberts Road, the Mount Vernon Baptist Association is getting ready for Phase I. Phase II –the meeting has been changed to September 28th at 3:30 p.m. The property will be developed as staffed training facility and will have other Baptist oriented uses.

GROUNDS: The tree on Cotton Farm may not be as bad as originally thought. It will be looked at during the fall clean-up. Eric will change the Roberts Road sign to inform the neighborhood of the fall-clean up. Tami will make up a flyer for the clean-up and get 300 copies made for distribution.

ACC: The property at 9998 Cotton Farm road has agreed with Tom about a color for the shutters. Trash in the backyard of the same property has been removed.

NEIGHBORHOOD WATCH: Eric has talked to the Gilettes and they would welcome a “daytime watch” of the neighborhood. Police departments unofficial stand is that the more visibility we have in the neighborhood the better off we are. The issue of getting more magnetic signs to put on cars in the daytime was discussed. The daytime watch would be on a voluntary basis. Possible people to ask to get this going were: Cosgriffs, Gilettes, Ron Arnold, Mr. Jones and Sotils. The letter to Sharon Bulova has not been mailed yet. The Fletchers are now down to 2 dogs on their property.

TREASURER: Mowing expense was checked to see how we stand in regards to how much we have spent on mowing the commons areas for the current year. We have not received a bill for the month of September. A motion was made, voted and passed (5-0) for the Board to spend up to \$300 on the Fall Block party. A motion was made, voted, and passed (5-0) to spend up to \$75 for volleyball equipment, Frisbees or other athletic equipment for the Common Grounds functions. Kathy is in the process of closing out the First Union account. When she receives the money from the closed account she will deposit it in a T-bill. The T-bill will be a one or two year certificate. Three calls have been made to the lawyer office regarding the Fletcher’s 1998 dues. The Fletchers have agreed to pay their 1998 dues, lawyer fees and lien fee. The total of \$187.00 will be paid by the Fletchers. The Wicksteins’ second notice of dues has been sent to them.

SECRETARY: Due date for all newsletter articles is October 12. Newsletter will be distributed the weekend of October 16th. A motion (5-0) was made to allow people advertised in the newsletter. Rates for advertising in the newsletter were established at \$15 for 1/8th of a page and \$25 for 1/4th of a page. The ads would be placed inside of the back page of the newsletter. The ads must be camera art ready. A person can order for as many newsletters they want. All advertising must be prepaid. The advertisers will receive a copy of the newsletter. Artwork and check will be sent to the Secretary. Secretary will get the money to the Treasurer for deposit.

PRESIDENT: Welcome wagon is working on getting to newcomers of the neighborhood. Automated record keeping has been estimated to cost \$3000-5000. This topic will be discussed again at a later date. Garbage disposal proposal is still in the works. Pete will put together a proposal to send all contractors. Pete will e-mail all Board members the proposal. AAA can't give the neighborhood the same savings if all homeowners don't participate. Pete will send an Official Ballot to the Secretary to put in the next newsletter. By responding to the newsletter the Board will get a true sense of commitment and percentage of the neighborhood wanting this service. Extra ballots will be available at the annual meeting. Two new Board members will be needed for the 1999 slate of officers. There has been some concern expressed about the RYS home in regards to Police and Fire officials being at the house. Tami will invite RYS to the meeting. The date for the annual meeting will be October 21. The time will be 7:30 p.m. at Green Acres Elementary School. Sharon Bulova will be invited to attend as she has been in the past. A motion was made and passed (5-0) to adjourn. The next meeting will be at Pete's house on October 5th.

ACTION ITEMS

1. Pete will e-mail us a proposal for the garbage collection
2. Pete will send Tami an "official ballot" to put in the next newsletter
3. Pete will make up a flyer reminding everyone of the fall clean-up
4. Tami will get 300 copies of the fall clean up flyer printed
5. Eric will change the sign on Roberts Road.
6. Eric will talk to some people to try and get a daytime watch established
7. Kathy will get T-bill set up after she receives the money from First Union
8. Pete will send the letter to Sharon Bulova
9. Tami will invite RYS to the next meeting

**HICKORY FARMS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
NOVEMBER 2, 1998**

Attendees: Pete Scala, Sean Coleman, Tami Verheul, Kathy Bethany, Eric Maribojoc, Tom Barrett and John Morrison.

Minutes from the Annual meeting and the October Board meeting were passed out and will be voted on via e-mail.

President: The placement of three stop signs was discussed and decided as follows:

1. Cotton Farm and Farm House Lane.
2. Spinning Wheel and Farm House Lane
3. Country Squire and Cotton Farm
4. Still Meadow (south side) and Farm House Lane

A motion was made and passed (6-0) on the above locations. The Board feels that by placing the signs at the above locations it will help slow down the traffic in our neighborhood.

Trash Collection:

At the annual meeting the garbage collection issue settled on AAA with a rate of \$16 per month with twice weekly pickups. An article will be put in the newsletter informing all homeowners that they need to call AAA to get the new rate on their monthly bills.

Neighborhood Watch: A suspect was caught in connection with several of the burglaries in the neighborhood. Eric will write an article for the newsletter explaining the details.

Treasurer: Kathy is in the process of getting a certified check for the bond. Our total reserves at this time is \$24,000. There was a discussion of asking other homeowner associations what they are charging for the VPOAA packages and either raising or lowering our fee to stay in line with them.

Secretary: Newsletter articles are due by Wednesday morning. Newsletters will be distributed on Friday November 6th.

Architectural Control: There have been a few request but overall everything is fine.

Miscellaneous: Bruce Berhardt will be serving on the 1999 Board instead of Nancy Bernhardt. John Stanley and his wife have a new daughter.

Action Items:

1. Pete will write a newsletter article concerning the placement of the three way stop signs.
2. Pete will write an article advising the neighborhood how to request the new rate from AAA
3. Eric will write an article about the burglary suspect being caught.
4. Annual and October meetings minutes will be voted on electronically by the Board members.
5. November newsletter will go out to the neighborhood on Nov. 6th.

A motion was made and passed (6-0) to adjourn the meeting. Next meeting will be on December 10 at 7:00pm.

Minutes of Hickory Farms Homeowners Association for February 16, 1999

Meeting started at 7:30 p.m. with Pete Scala, President, Tom Herring, Vice President, Kathy Bethany, Treasurer, Bruce Bernhardt, Neighborhood Watch, Chuck Stewart ACC, and Sean Coleman, Secretary present. John Morris was ill.

Minutes from January 14, 1999 meeting adopted 5-0.

Reports:

ACC: Still looking for members to populate the ACC board. Pam Barrett has agreed to serve. Board gave Chuck names of people to call to see if they wanted to serve. Chuck had looked at the two properties that were sold, no problems were noted. No applications had been received in the last month. Chuck had received 2 e-mails from community members regarding group rates for insulation, lawn service and chimney cleaning. It was announced that David Fleshren is interested in giving HFCA members a group rate on AC/Heating work. Complaint about George and Nancy Rosenkrantz's fence. ACC will look into it.

Grounds: NTR, sick. **John please provide board members with status of grass cutting contracts by e-mail prior to the next board meeting.**

Neighborhood Watch: Schedule posted until June 1999. One incident of vandalism in the 4300 block of Still Meadow between 5-12 Feb. Bruce will write a newsletter item on neighborhood watch. He will also correct the watch bill and remove John Stanley's name and number from the cover. He will also seek members for the Greybeards committee.

Treasurer: T-Bill still not completed. Need letter or article of incorporation for Treasury Dept. Deposited \$5,090.00 today, all but \$115 of it was from dues. Completed new spreadsheet, covers all necessary items on each house. Discussion of development on Burke Station.

Motion: Increase T-Bill amount to \$15K vice \$10K. Seconded and passed 5-0 after discussion involving amount of money required to cover costs over the next few months.

Motion: Allow President and Treasurer to act for Board and determine proper amount of the \$15K in T-Bills to be in long term vice short terms securities. Seconded and passed 5-0.

Signature cards were not completed. Braddock District Dues were paid and assessment notices were sent. Kathy will provide article for newsletter regarding the final FY98 budget figures. At the next meeting Kathy will brief Board on the various insurance policies we have, coverage amounts and costs.

Secretary: Newsletter articles due to me by March 1, 1999. Received \$55.00 in advertising money for last issue. That paid for the issue. Received \$40.00 for next issue to date. I will ask Sipos to send me her ad copy electronically.

Vice President: NTR.

President: Issue: Do we want to improve our entrance areas with better stone or brick walls and lighting. Tom H. will take for action and prepare information for the annual meeting. Survey open areas. Discussed the need and decided the real important area was behind Rabbits Run where the new development is going in. Pete will take for action to find out cost. Raised footpaths in the Rabbits Run area. Bruce will discuss with the local Boy Scout troop to see if they are interested. NTR on Roberts Road. 3 way stops, Pete has for action. High school pyramid, Sean will write article for newsletter on what he was told. No change is bottom line. Home improvement projects. Response to Pete's last newsletter article brought 5 calls, no duplicates yet. Garbage, Do we have 150 members called into AAA for the lower rate. Pete will do another article. Wants all to stop and talk to neighbors when we drop newsletter to discuss with them. Also need to verify their information in neighborhood directory.

Next Meeting: March 25, 1999, at 7:30 at Sean's.

New Action Items:

ACC: Finalize board membership.
Check out Rosenkrantz fence.
Newsletter article introducing himself and the process of the ACC.

Grounds: Grass cutting contracts, review and make recommendation to board.

Watch: Constitute Greybeards committee.
Talk to Boy Scout Troop about Rabbits Run project.
Write newsletter article.
Remove John Stanley's name and Number from watch bill.

Treasurer: Complete T-Bill purchase.
Finish signature cards.
Newsletter article on FY-98 budget figures.
Prepare info for Board on various insurance policies, coverages and costs

Secretary: Article for newsletter on High School Pyramid.

Vice President: Entrance signs and lighting.

President: Newsletter article on garbage.
Check into surveying Rabbit's Run area.

MINUTES TO MARCH 25, 1999 MEETING OF THE HICKORY FARMS
HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS'

Present: Pete Scala, Kathy Bethany, Tom Herring, John Morrison, Nancy Bernhardt for Bruce, and Sean Coleman. Chuck could not make the meeting and had talked to Pete a head of time.

Minutes of previous meeting adopted.

ACC: Boat in backyard – (potential buyer wanted to know if they could keep a boat in their backyard). Completed issue. Rules and Regulations do not address this issue. ACC will draft new rules that specifically address the issue of boats being maintained on the property. One person has a boat but it is stored on the property in such a way as to not be visible from other properties.

Batting Cage was approved.

Fences: Chuck will do a newsletter article on this issue.

Nancy Rozenkranz: Nothing going on with regard to Roberts Road. The process is completed. The stoplight at Main street and Roberts will be a right turn only light. This is her final report.

Sean will draft a letter to Supervisor Bulova on state of road repairs on Cotton Farm Road. Pete will review and then sign.

Gounds: John got a letter from a neighborhood child asking for a pool in the neighborhood. Bob Cosgriff wrote the child back and John will as well.

Grass Cutting: John received two bids, Sun-N-Shade for \$8,800.00, 22 cuts; and JTL Lawnservice, \$11,500.00, 22 cuts, no trimming included.

Motion: John can enter into a contract with Sun-n-Shade unless he finds other bids that are cheaper prior to next Wednesday. If a new bid is made, we will vote electronically. Motion passed 4-0.

Spring Clean-up: John will develop a plan of action and present at next board meeting.

Neighborhood Watch:

Bruce talking to Eric about the Grey beards committee. Bruce is still looking for HFCA car stickers. Talking to Eric about day time watch.

There was a auto theft at 4352 Farm House Lane. 5 men arrested. Note was made to tell neighborhood watch to keep an eye on the house for a while to deter retaliation.

Treasurer:

T-Bill paperwork is being signed and notarized tonight.

We have three insurance policies:

- One for employee dishonesty: \$20K coverage, \$248.00 a year cost.
- One liability, \$1 Million coverage, \$890.00 a year cost
- One general liability, \$2 million coverage, \$893.00 a year cost

Will talk to an insurance agent to see if they can come to next meeting.

Signature cards done

26 people still missing on dues.

Secretary:

Next meeting April 26, 1999 at Kathy's

Articles to me by April 19th

Pete: Robert's Road Stoplight

John: Clean-up

Bruce: Watch and Burglary

Chuck: Fences
Kathy: Dues

Received \$40.00 in ad revenue for April newsletter.
Next newsletter will be handed out April 23rd.

President:

Survey--- NTR
3 Way stop signs, Needs to talk to Eric and Tom for their results.
Group projects. Not much luck yet. Still gathering data. Hope to have newsletter article.
Everyone needs to do their directory updates.

TO DO ITEMS:

ACC: Draft new rules and regulations for boats and campers in neighborhood.
Newsletter article on fences.

Grounds:

Letter to child re: pool.
Sign contract with lawn service.
Plan of action for spring clean-up and newsletter article about it.

Neighborhood watch:

Put note in binder about keeping an eye on 4352 Farm House
Grey Beards Committee
Day time watch issue

Treasurer:

Get deadbeats to attorney
Arrange for Insurance agent to attend future meeting to discuss insurance needs.
Newsletter article on deadbeats process

President:

Survey of area bordering new development
3 way stop signs
Home improvement articles for Newsletter, Roberts Road article

Everyone:

Directory updates

MINUTES FOR APRIL 26, 1999

Present: Tom Herring, John Morrison, Kathy Bethany, Sean Coleman, Chuck Stewart and Bruce Bernhardt.

Insurance: Kathy arranged for Mr. Ed Shelton to visit with us and describe our various insurance policies.

Criminal: Employee dishonesty (Officer) policy, \$1,000 deductible.

General Liability: Bodily Injury/Property Damage/Personal Injury. Covers homeowners if they are named in suit. Not more than \$2,000,000 in coverage for any one year.

Directors & Officers: Covers mismanagement of association. Claim must be reported within the coverage period, if not, no coverage. Cost of defense for association is covered.

Minutes: Approved.

Spring Fling: Denise Dennan was present to present plan for party.

Need for permanent signage was discussed. Plan put out by Pete is doable. Tom will handle signs for this event – he will coordinate with Pete on this since we think Pete has the old signs.

ACC: Invisible fence on Still Meadow. No action required. Flags taken down.

Rules need modification to handle trailers. Pam Barrett will head up. Restrictive covenants say no trailers.

Going to send letters to some owners re: problems, roofs, campers, ...

Appeal: Mike Maloney, Basketball hoops.

5 other poles in ground in neighborhood.

Does not think he can return setup. Bought at Christmas.

ACC: Vote 4-2 to disapprove.

No approvals for poles in records.

Zoning Ordinance, section 10. Must be 15 feet from street, 12 feet from property line.

One of 5 grand fathered in, other 4 did not get approval, just did it.

Temp. pole that could be removed was discussed.

Solution: ACC will discuss with Mike some more and Mike still has right to come back to board if no deal can be reached.

ACC rules need procedures for appeals to the board, Bruce will write.

Chuck plans to take picture of each house in neighborhood to begin a photo record.

Motion: Authorize Chuck to spend up to \$50.00 for photos of each house. Passed 6-0.

Grounds:

Mulch will not do much this spring clean up. More general clean up.

Complaint about time that AAA starts in morning. Bruce will call AAA on this.

Neighborhood Watch:

Same car that was stolen on Farm House Lane was broken into.

Bruce will write commendation for officer on the vehicle issue, send to board for approval.

General increase in car thefts in area.

Greybeards, no action yet. Bruce will appeal for assistance.

Car stickers still missing.

Treasurer:

T-Bill, where is paperwork? Pete?

Dues status, 11 still out, 1 bounced.

List of houses selling prices

Secretary: Next meeting June 7, 1999, at Chuck's house.
Articles to me NLT 5/24

Motion: Authorize John to spend money (not specified) to secure benches in common areas.

MINUTES FOR June 15, 1999

The meeting opened at 7:45 p.m. at Chuck Stewart's house.

Present: Pete Scala, Tom Herring, Kathy Bethany, Chuck Stewart and Bruce Bernhardt.

Minutes: Approved with minor corrections.

ACC:

Pam Barrett provided rough draft of a new Rule to handle trailers. The new Rule is proposed to go in Rules & Regulations paragraph 5) as a new subparagraph g) to say, "*Recreational trailers, campers and boats shall be parked in garages or ACC approved structures to the rear of the property, not on lawns or lots.*" This Rule supports Restrictive Covenant section 4, which states that lots shall be maintained in an attractive manner. It was also proposed that the rule be inserted in Rules & Regulations paragraph 10) that supports Restrictive Covenant section 11, prohibiting parking boats, trailers, tents or temporary structures or portable vehicles other than automobiles forward of a dwelling for longer than seven days. Whichever Rule we put it in, we will insert a reference in the other Rule. The idea is to get trailers and boats out of sight. This is significant enough that it will have to be voted on by the entire membership.

Action. Pete will revise proposed rule and farm it out to the Board for comment.

The board received a letter complaining about the property at 10008 Cotton Farm (Lot 1A). This letter supports the Board position that the property is in violation of Restrictive Covenant section 4. Pam Barrett provided a modified letter that will be made consistent with the Rules & Regulations Voluntary Compliance form letter. Complaints about tenant behaviors will be added to the letter as well.

Action. Chuck will revise the letter and send it to the owner of 10008 Cotton Farm, Mr. Peter Mitrano, copy to Kathy, to the tenants, and to our lawyers.

Action. Chuck will ask the tenants of 10008 Cotton Farm to clean up their mess behind the house and in the Common Area where they threw old furniture.

Pam brought up the fact that there is serious erosion around the sewer manhole behind her house, and the property developer for Burke Station Woods should be required to repair the damage before heavy rains make it worse. No action was proposed, so it will be taken up at the next meeting.

The basketball hoop issue was further discussed. While some Board members still see no problem with having permanent basketball hoops, it was agreed to propose a metal sleeve in concrete so that the hoop can be removed when the current owner, Mike Maloney, leaves.

Action. Chuck will discuss with Mike Maloney and Tom Herring to see if agreement can be reached, and to address limitations with the ACC request drawing.

Action. ACC rules need procedures for appeals to the board, Bruce will write.

Chuck still plans to take picture of each house in neighborhood to begin a photo record.

Bruce brought up that we need a system to retain copies of letters sent for the benefit of future Boards. It was agreed that the most likely holders of such letters should be the ACC Chairman and the Treasurer, although in the past the President has retained them as well. It was agreed to discuss this at the next meeting.

Bruce and others discussed the proposal to put lights up by the entrance signs. Pam and others said that it had been brought up before, but not done because it would be too expensive and the gain would be little. It was proposed to look into solar-powered lights.

Action. Bruce will write a newsletter article asking for opinions on worthy projects for the Board to take on.

Grounds:

AAA was called about Recyclers coming before 6:00 a.m.

Spring clean-up was moderately successful. The park bench restraining devices approved at the last meeting were installed.

Action. John will write an article on the Spring Clean-up, listing participants.

Neighborhood Watch:

Bruce got the officer's name, and will write commendation for officer on the vehicle issue, send to board for approval.

Greybeards, no action yet. Bruce will appeal for assistance. It was agreed that the name would be changed to "DayWatch" and that it would be a loose-knit, informal organization where people would look out their windows and call in problems, and if they take walks, would be encouraged to report problems.

Car stickers were found. Bruce asked what the purpose was, and was told it was to allow people to identify cars that were HFCA members' so that strange cars could be identified. However, the stickers are not mandatory, and the master list of sticker holders hasn't been found, so the utility of the stickers is somewhat in question. Agreed to hand out stickers at annual meeting.

Action. Bruce will draft an article in the newsletter discussing stickers and uses and encouraging people to get them.

Treasurer:

The T-Bill status was discussed. It was last seen when Kathy gave it to Sean for him to emboss the signatures as notary. Sean tried to blame Pete, who wasn't present at the last meeting, but Pete doesn't have it. If Sean can't find it, we'll have to start over.

Action. Sean look in his office and in the kitty litter for the T-bill application.

Dues status, 5 still out, 1 bounced.

Action. Kathy will send out lien letters to people who have not paid.

List of houses selling prices has not been obtained.

Secretary:

Next meeting July 20, 1999, at Bruce's house (4301 Still Meadow).

Articles to Sean NLT 7/11.

Vice President:

Tom brought up the issue of permanent signs.

Motion: Authorize Tom to spend up to \$400 for two permanent signs to cover block parties, clean-ups, and annual meeting. Unanimously approved.

President:

Pete discussed status of homeowner projects. Painting, Power-washing taken care of. Still need to get hot on lawn work, fences, and driveways.

Pete discussed proposed Community Yard Sale. He's asked Kirk Randall to run it from 8 a.m. to noon on a Saturday in mid-September, with flyers, advertising, kids handing out maps to places where there is stuff for sale, and a truck to pickup the leftovers at noon. Will need contributions from people selling stuff, will need to publicize better.

Action. Pete will write another newsletter article.

Pete passed around sample pages of the new Directory. All members were suitably impressed.
Action. All members will bring updated Directory information to the next meeting. Pete will incorporate it in the database and issue new street listings for final verification.

Adjournment:

The Board adjourned at 9:30 p.m.

MINUTES OF THE NOVEMBER 12, 2003, MEETING
OF THE HICKORY FARMS COMMUNITY ASSOCIATION

Present: The meeting was held at the Cosgriff's house. Present were: Bob Cosgriff, Bob Bentley, Kathy Gillette, Ginnie Herchert, Mark Fogelman, Rob Mikula, Missy Jackson and Rich Dudley.

The meeting was called to order at 7:35p.m.

Minutes: The minutes of the October 8, 2003, meeting were read and approved as amended.

Officers' Reports:

President – Bob Cosgriff (update through email and discussed at meeting)

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

Per Bob Ambrogi, the City and the developer (Artery Corporation) are on the verge of an 'agreement' over the parcel just north of HF. However, they haven't come to the table ready to sign. It does appear that Artery will get to build four houses there, but the land owned by the City will remain open (this is the segment that runs from our black path to Orchard/Mosby). Part of the agreement would deal with the storm water fixture.

2. Laurel Hill (Lorton Prison) site: We have received the report of the Urban Land Institute (mixed used residential and neighborhood retail/commercial development on the Central/Maximum site (Silverbrook Road) and asked the County's consultant to perform a second market analysis on this concept as well as three others (variations on the ULI report, plus an educational/non-profit concept). We will get this report by the end of the year. Part of the market study will be the preliminary identification of partners to help adaptively reuse the site. The Architectural Review Board has developed draft criteria for preservation, and we will be studying them as part of our learning curve. The goal is still to have recommendations to the BOS in April next year

3. Braddock District Council: I have copies of the Chesapeake Bay Ordinance information from the October meeting. From what I heard, there is no impact on our neighborhood or individual homeowners with respect to the types of improvements that can be made. However, homes in certain designated areas (and those areas are broader than before), do face limitations on how much 'impervious surface' they can have on their lots (depends on size of lot, too).

This month's speaker will be the outgoing Executive Officer of the Fairfax County Water Authority. He will address system upgrades and talk about plans to avoid a Hurricane Isabel situation in the future.

4. Next Year's Board: As you know, six people were elected at the Annual Meeting: Marc Fogleman (CF Road), Jeff Altman (Round Top), Bob Bentley (CF Road), Angel Meza (Spinning Wheel), Jaime Gutierrez (Harvester Farm) and Rob Mikula (Spinning Wheel). The only requirement that we really have with respect to the Board is to have corporate officers (President, Vice-President, Secretary, Treasurer). Right now, the 2004 Board has only one of those officers (Bob Bentley, Treasurer). So the other five will have to decide which positions they will need to take. It would still be better to have seven people.

I am inviting the newly elected folks to this November meeting. Hopefully, they will all make it. If not, then outgoing Board members need to contact counterparts (Marc Fogleman said he would prefer to be Neighborhood Watch, and Angel Meza said he could do Grounds). That leaves President, VP and Secretary (maybe one can be both the latter). ACC looks to be in good shape, with new member Dave Dempster to go with the previous members. I am including once again the list of duties of Board members to help in a smooth transfer.

5. December Meeting: Traditionally for the last several years, the December meeting has been a social meeting with outgoing and incoming Board members and spouses. It has been at either Yen Cheng's or Carlos O'Kelly's (due to relative price/proximity/room availability). We need to pick a date (could be the scheduled date of 10 December, but could vary slightly depending on folks' availability. But in any case, it should not encroach on Christmas). The new Board takes over automatically on 1 January, 2004.

(Notes from Meeting)

There will be a briefing on a proposal to add high occupancy toll lanes (HOT) on November 20 at Sharon Bulova's office. This is a pay as you go toll lane proposal. There is some opposition from groups such as Sierra Club, and the discussion should be interesting.

On December 3 at 7:30pm there will be a town meeting at Little Run Elementary School to discuss gang activity. This meeting will be a precursor to a task force on gang activity that has been prevalent near Annandale High School.

Vice President/Welcome Wagon – Ginnie Herchert

The only family who needs a visit from the Welcome Wagon is the Lee Song (4317 SM) family. Bob and Ginnie will visit them on Tuesday of next week at 7:30pm.

Secretary – Kathy Gillette

No news to report.

Neighborhood Watch – Kathy Gillette (for Greg Gillette)

Kathy asked that Bob Bentley email the phone number and account code for the mobile phone so we can have it disconnected. This is in compliance with the majority of people who were at the annual meeting.

Greg is working on the new NW schedule for January-June. There will be an article in the next newsletter asking NW volunteers to contact Greg if there are any changes needed on the new schedule.

Two people volunteered at the annual meeting to be on Neighborhood Watch: Stephan Schwarz and John Kitzmiller. Any new volunteers are appreciated since only 25% of homes in the neighborhood are represented in NW. Mark Fogelman attended the meeting tonight and has agreed to be chair of Neighborhood Watch next year

Treasurer – Bob Bentley

Bob went over the budget for the month. There were no significant changes to the normal budget.

Bob moved \$1500 to a CD which will mature on February 13, 2004.

Bob will send the Gillettes the info on NW phone bill so service for the mobile phone can be discontinued.

Ginnie Herchert will submit her bills to Bob Bentley for the picnic food from the last two picnics.

Grounds – Rich Dudley (update through email and discussed at meeting)

I have no real news to report. Grounds maintenance on schedule and doing fine. Only outstanding issue is the tree cutting. I have not yet been contacted by Audubon and had intended to follow up this week. I had been told originally to expect the cutting to take place in November.

(Update at meeting) - Audubon will cut down the trees behind 10010 Cotton Farm on Wednesday, November 18, starting around 8-9am. Rich Dudley and Bob Cosgriff will contact neighbors nearby to alert them of this. The cost will be \$2045

Dan Barnes from Services for Seniors (HFCA's present grounds contractor) gave Rich the new budget. Dan appreciates the division of payments into 12 equal payments, with extra work being paid as it is done.

Architectural Control Committee – Rob Mikula

There were no new ACC requests. At the present time there are five people on the ACC committee. Most of their collaboration on requests is done through email, and the committee works very well together. Dave Dempster volunteered (at the annual meeting)

to serve on the ACC. The new chair of the committee should contact Dave once he/she has taken office.

New Business

The slate for the new board for 2004 includes six members:

Bob Bentley – Treasurer (returning)

Rob Mikula – Vice President/Secretary

Mark Fogelman – Neighborhood Watch

Angel Meza – Grounds

Jamie Gutierrez – Unsure

Jeff Altman - Unsure

The December Meeting will be held on December 10 from 6:30pm-8pm at Carlos O’Kelly’s. Rob Mikula will check to see if there is a group price and will make a reservation for 22-25 people for the upper room. This will include all of outgoing and incoming board and their spouses.

The deadline for newsletter articles is November 19. Please make sure you email your articles to Harry by then.

Rich Dudley suggested that an article be put in the newsletter about a group called “Raking for FISH” (FISH stands for “For Immediate Sympathetic Help”). These are high school students who will rake lawns and ask for a donation to FISH. They have a schedule of when they are available and ask that neighbors wishing help with raking call to be put on the schedule.

It was suggested that former board members should go over the duties of office with the new members before the December meeting if possible, but no later than end of December.

A motion to adjourn was made at 8:29p.m.

President's Report for November 2003

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

No new information.

2. Laurel Hill (Lorton Prison) site: The next meeting is December 18th, to receive any results of a second market survey of four proposed concepts for redevelopment of the Reformatory/Penitentiary. We will also review proposed Architectural Review Board guidelines for adaptive reuse. All the other on-going developments on the site proceed (South County High School, Senior Campus, Lorton Arts Foundation's Workhouse arts campus, etc.). The FCPA has pretty much completed a draft Master Plan. This should be going out for public comment soon. There are a number of uses envisioned.

3. Braddock District Council: There will be no business meeting in December. Sharon is hosting her traditional "Holiday Taste of Braddock" for HOA presidents and other volunteers/appointees, etc. This will be Thursday, 12/11. I will represent HFCA. In January, we will hear from VDOT on snow removal and on-going road projects.

4. Next Year's Board: The outgoing and incoming board members will meet on Wednesday, 12/10 for the traditional social meeting. The new board members will have to choose a President and Secretary. Bob Bentley will remain as Treasurer and Rob Mikula offered to be VP. I will do a turnover with the new president and be available as needed during the year. I will also continue to do liaison with Sharon's office.

5. December Meeting: As noted this is on Wednesday, 12/10 from 6:30 p.m. to 8:00 p.m.

6. Thanks: I would like to thank all of you for your contribution of time, insights and in many cases, muscle (remember the cleanups and picnics) during 2003. It was a pleasure having such good fellow board members. See you around the neighborhood!

Submitted,

Bob Cosgriff
President

**HICKORY FARMS COMMUNITY ASSOCIATION
TREASURER'S REPORT**

	BUDGET	Actual	November
INCOME			
Annual dues	19800.00	19700.00	0.00
Interest - Checking	35.00	18.98	0.53
Interest - CDs	300.80	154.65	0.00
VPOAA Packages	400.00	600.00	0.00
Prior Year Dues	0.00	160.00	0.00
Late Fees	0.00	225.00	0.00
Legal Costs/Fees	0.00	370.00	0.00
Other	0.00	250.00	0.00
<i>Total Income</i>	20535.80	21478.63	0.53

EXPENSES			
Tax Preparation/Audit	250.00	250.00	0.00
Bank Charges	0.00	30.10	0.00
Director's Insurance	1230.00	1290.00	0.00
Liability Insurance	900.00	862.00	0.00
Surety Insurance	300.00	289.00	0.00
Legal Fees	600.00	357.00	0.00
Landscape/Maintenance	13200.00	12764.45	1500.00
Miscellaneous	500.00	381.76	306.56
Neighborhood Watch	300.00	201.29	0.00
Newsletter Printing/Postage	2200.00	1469.82	3.86
Taxes/Fees	300.00	226.00	0.00
VPOAA Packages	160.00	125.40	0.00
Postage	100.00	175.14	0.00
<i>Total Expenses</i>	20040.00	18421.96	1810.42

Budget Overage 495.80

Checking Account:

Opening balance	7803.87
Deposits	0.53
Checks	1810.42
Closing Balance	5993.98

Submitted by: Bob Bentley
Treasurer

**MINUTES OF THE OCTOBER 8, 2003, MEETING
OF THE HICKORY FARMS COMMUNITY ASSOCIATION**

Present: The meeting was held at the Cosgriff's house. Present were: Bob Cosgriff, Bob Bentley, Kathy Gillette, Ginnie Herchert. Proxies were given to the President for Greg Gillette, Rich Dudley and Rob Mikula.

The meeting was called to order at 7:34p.m.

Minutes: The minutes of the September 10, 2003, meeting were read and approved as amended.

Officers' Reports:

President (update through email and discussed at meeting)

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

I haven't checked on this in a while. I would imagine it's still tied up in court (the condemnation proceedings). Too bad that we had our rainiest year since who knows when and the storm water containment system was not built.

2. Laurel Hill (Lorton Prison) site: The Fall will be very busy for the Task Force. We will meet at the end of September to look at building-by-building feasibility/costs for the Central/Maximum area. We will be getting independent economic analysis and will have a meeting in October with the Urban Land Institute to develop concepts (which will include consideration of public meeting and other input). The goal is to have recommendations to the BOS in April next year. I made a presentation on the LHTF to a visiting delegation from Stuttgart, Germany on 4 October.

3. Braddock District Council: This month's meeting is the week after the HF meeting. Our guest speaker will address the new Chesapeake Bay Ordinance amendments recently approved by the BOS. I'll let you know what, if any, the impacts are on properties within HF. We will pay our dues (\$15) for the 2003-2004 operating year (we will probably be the first HOA to do so!).

5. Annual Yard Sale: Pete Scala did a great job on this. He said the turnout was the second highest ever, over three hundred cars; only our first one exceeded this one. He will provide a spreadsheet and wrap-up report, which I will send on to you for review. Expenses exceeded revenue by a small amount (due to having to run two ads, one for the rained-out weekend, and one for the make-up weekend), which the Board will have to cover. But overall, it was a success (we sold over \$100 worth of 'treasures').

6. Next Year's Board: As noted in the newsletter, we have a prospective editor (Jennifer Maloney, Farm House) and Welcome Wagon (Carole Rogers, Harvester Farm). Guess Harry and Ginny can go on a cruise in January! I have a pretty definite 'yes' from Marc Fogleman (Cotton Farm) and a sort-of yes from Dave Dempster (Farm House). I am going to try to convince Jennifer to be Secretary along with the newsletter (since the Secretary collects the reports from other board members anyway). Bob Bentley is staying on as Treasurer, which provides continuity in a key job and will make the life of the new Board members (especially the President) a whole lot easier. Please look around and talk to people you think would be good candidates. Share the attached list of duties with them, and tell them what a good time you had this year! We need a total of seven and right now we have 2 definite, 1 maybe, 1 almost maybe.

Notes from Meeting:

There was discussion about AAA Recycling and Trash Removal and yard pickup. Some yard debris from the hurricane has not been picked up yet. Yard debris must be bundled and tied or put out in a can. Followup will be made to AAA if trash not picked up next week.

Vice President/Welcome Wagon

Ginnie Herchert reported that she and Bob have visited two new HF residents. The Seamans on Harvester Farm are renting the Cortez house. They also visited the Kitzmillers on Harvester Farm (Wright's old house). They will be visiting three new families in the next month.

Secretary

All Board members should deliver the reminders about the annual meeting by the end of this weekend.

Treasurer

Bob explained the recommended annual budget which he sent through email. This is what he recommends we give out at the annual meeting. There were some changes on the grounds costs based on changes made by our grounds contractor. A CD matures on 10/13/03. We will be able to put \$1500 back into this CD when it matures. There was a vote to put another \$1500 into this CD, and the Board approved. Large expenses next year may be tree removal and fixing the wet ground problem near the Coleman's yard in the lower common area.

Grounds - Rich Dudley

(Update through email and discussed at meeting)

A fairly successful Fall Clean-Up despite very light attendance. We focused on removing limbs/trees downed by Hurricane Isabel, cut down two dead maple trees in the upper common area, and removed three pine trees behind the property of 10010 Cotton Farm. The pine trees were slated to be removed by a professional tree service but we did some of the work ourselves to save on expenses. Participants this year included:

- David Cain
- Bob Cosgriff
- Christopher Dudley
- Peyton Dudley
- Rich Dudley
- David Froberg
- Ginny Herchert
- Larry Rogers
- Bob Sottile

If I missed anyone, please let me know.

The grounds are in remarkably good shape this time around with regards to trash -- very little trash was found.

Since everyone indicated via e-mail your approval for our tree removal approach, I will call the tree service this week to schedule a date to cut the remaining trees behind 10010 Cotton Farm. I will see how much money we can take off from their estimate since we removed 3 pine trees ourselves. I'm hoping that we can take \$270 off of the \$2195 estimate. This would leave us with a total expense of \$1925. I

would have liked to have removed more of the offending trees/limbs ourselves but it would not have been safe and we would have likely damaged the 10010 property.

Email from which decision to approve was made:

This morning I received the new proposal for 2004 grounds care from Dan Barnes of Services for Seniors. The proposal rates would be good for 2 years (i.e., 2004-2005).

The rate increase was more than I had projected. The total budget increase would be \$1085, of which \$665 reflects rate increases for existing services and \$420 is for two additional road frontage cuts that I think we need. The two extra cuts should provide a neater appearance for the entrances and the flowerbeds (weed eating and general cleanup included).

I am attaching the rate schedule he provided me, along with my notations (in RED). I noted the rate increases and the additional road frontage cut charges. Please review for tonight's meeting. Unfortunately I will not be at the meeting to participate in the discussion.

My thoughts on the rate increase: It is more than I anticipated but I'm not sure that it is completely out of bounds. Dan Barnes has traditionally had low rates and has not raised them much over the years. Since I wasn't on the Board the last time we negotiated a contract, I'm not sure whether this year's proposed increase is too much or not. I'd appreciate input from other Board members, especially those who have been around for awhile.

Additional thought: Dan suggested a flat payment schedule in which he would get 12 equal payments. This would keep him liquid throughout the year. While I have no problem with the concept, I would offer an amendment to Dan's proposal. Dan suggested the equal payments based on the total services for the year (i.e., basic mowing, road fronts, flowers, etc.). I'd suggest that we could give him equal payments based only on the basic mowing services. This would amount to \$800/mo throughout the year and then we would pay for additional services as they are incurred. This way, if we decide to plant flowers ourselves, or a drought slows the grass growth along the road frontages, we can cut the service in order to save money.

Notes from meeting: This price is good for years 2004 and 2005. The Board voted and approved to approve the increase for the new contract for grounds maintenance. The Board voted and approved to pay the grounds maintenance in 12 separate payments and separately for additional services not included in the main contract.

Architectural Control - Rob Mikula

(Update through email and discussed at meeting)

- 1) Budget looks OK to me, and I recommend approving the additional landscaping items Rich recommends. Thanks to Bob B. and Rich for their extra effort this month on the budget and cleanup!
- 2) ACC items

All in all, the neighborhood made it through Isabel pretty well. Cleanup was rapid, and I am aware of only one house where a tree landed on the house.

One question I have is that I am noticing a number of Isabel remains (branches, etc.) that I thought would be picked up by AAA. Is there another means that residents should follow to remove the small tree debris.

Per the action item to supply a list of offenders to the board from the walkthrough. I will defer to Bob Sotille (ACC Chair) to see if he has an updated list of houses he would like to submit. Also, under separate cover is an e-mail exchange from Bob S. discussing the houses at 4282 and 4283 Country Squire. The most serious issue pertains to damaged siding, and when the board can require a repair/replacement. In my opinion, this becomes a grey area if the siding is stained (eggs) vs. a major structural defect.

Neighborhood Watch - Greg Gillette

(Update through email and discussed at meeting)

The couple assigned to Neighborhood Watch forgot their assignment Oct 4.

Sorry, I neglected to send the current watch list to Harry Herchert in time to have it included in the newsletter. The list was sent to scheduled neighbors for October/November who have shared their email addresses.

Note from meeting: The Board will check with homeowners at the annual meeting to be sure they are in agreement to no longer use the mobile phone which was in the watch kit.

New Business

The Oktoberfest picnic will be held on October 18. Bob will put up signs at the entrances. Ginny will buy additional food if needed.

The annual meeting will be held on October 29 at 7pm. Sharon Bulova, Chap Peterson, and Jack Rust will be guests.

Next year the following people have agreed to be on the Board:

Bob Bentley – Treasurer

Angel Mesa – Grounds

Mark Fogelman - ??

Rob Mikula – At large

Carol Rogers has agreed to do Welcome Wagon. Jennifer Maloney has agreed to do the newsletter.

The next newsletter will come out after the annual meeting and our November 12 meeting.

Charlie Wise (Still Meadow) passed away this week. Bob will send a card from the Board.

The next Board meeting will be held at the Dudley's house on November 12, 2003 (Wed).

A motion to adjourn was made at 9:03p.m.

President's Report for November 2003

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

Per Bob Ambrogio, the City and the developer (Artery Corporation) are on the verge of an 'agreement' over the parcel just north of HF. However, they haven't come to the table ready to sign. It does appear that Artery will get to build four houses there, but the land owned by the City will remain open (this is the segment that runs from our black path to Orchard/Mosby). Part of the agreement would deal with the storm water fixture.

2. Laurel Hill (Lorton Prison) site: We have received the report of the Urban Land Institute (mixed used residential and neighborhood retail/commercial development on the Central/Maximum site (Silverbrook Road) and asked the County's consultant to perform a second market analysis on this concept as well as three others (variations on the ULI report, plus an educational/non-profit concept). We will get this report by the end of the year. Part of the market study will be the preliminary identification of partners to help adaptively reuse the site. The Architectural Review Board has developed draft criteria for preservation, and we will be studying them as part of our learning curve. The goal is still to have recommendations to the BOS in April next year

3. Braddock District Council: I have copies of the Chesapeake Bay Ordinance information from the October meeting. From what I heard, there is no impact on our neighborhood or individual homeowners with respect to the types of improvements that can be made. However, homes in certain designated areas (and those areas are broader than before), do face limitations on how much 'impervious surface' they can have on their lots (depends on size of lot, too).

This month's speaker will be the outgoing Executive Officer of the Fairfax County Water Authority. He will address system upgrades and talk about plans to avoid a Hurricane Isabel situation in the future.

4. Next Year's Board: As you know, five people were elected at the Annual Meeting: Marc Fogleman (CF Road), Jeff Altman (Round Top), Bob Bentley (CF Road), Angel Meza (Spinning Wheel) and Rob Mikula (Spinning Wheel). The only requirement that we really have with respect to the Board is to have corporate officers (President, Vice-President, Secretary, Treasurer). Right now, the 2004 Board has only one of those officers (Bob Bentley, Treasurer). So the other four will have to decide which positions they will need to take. It would still be better to have seven people.

I am inviting the newly elected folks to this November meeting. Hopefully, they will all make it. If not, then outgoing Board members need to contact counterparts (Marc Fogleman said he would prefer to be Neighborhood Watch, and Angel Meza said he could do Grounds). That leaves President, VP and Secretary (maybe one can be both the latter). ACC looks to be in good shape, with new member Dave Dempster to go with the previous members. I am including once again the list of duties of Board members to help in a smooth transfer.

5. December Meeting: Traditionally for the last several years, the December meeting has been a social meeting with outgoing and incoming Board members and spouses. It has been at either Yen Cheng's or Carlos O'Kelly's (due to relative price/proximity/room availability). We need to pick a date (could be the scheduled date of 10 December, but could vary slightly depending on folks' availability. But in any case, it should not encroach on Christmas). The new Board takes over automatically on 1 January, 2004.

Submitted,

Bob Cosgriff
President

**HICKORY FARMS COMMUNITY ASSOCIATION
TREASURER'S REPORT**

	BUDGET	Actual	October
INCOME			
Annual dues	19800.00	19700.00	0.00
Interest - Checking	35.00	18.45	0.75
Interest - CDs	300.80	154.65	28.31
VPOAA Packages	400.00	600.00	50.00
Prior Year Dues	0.00	160.00	0.00
Late Fees	0.00	225.00	0.00
Legal Costs/Fees	0.00	370.00	0.00
Other	0.00	250.00	0.00
<i>Total Income</i>	20535.80	21478.10	79.06

EXPENSES			
Tax Preparation/Audit	250.00	250.00	0.00
Bank Charges	0.00	30.10	0.00
Director's Insurance	1230.00	1290.00	0.00
Liability Insurance	900.00	862.00	0.00
Surety Insurance	300.00	289.00	289.00
Legal Fees	600.00	357.00	0.00
Landscape/Maintenance	13200.00	11264.45	1900.00
Miscellaneous	500.00	75.20	0.00
Neighborhood Watch	300.00	201.29	33.17
Newsletter Printing/Postage	2200.00	1465.96	133.76
Taxes/Fees	300.00	226.00	0.00
VPOAA Packages	160.00	125.40	0.00
Postage	100.00	175.14	0.00
Transfer to Chevy Chase CD			1500.00
<i>Total Expenses</i>	20040.00	16611.54	3855.93

Budget Overage 495.80

Checking Account:

Opening balance	11609.05
Deposits	50.75
Checks	3855.93
Closing Balance	7803.87

Submitted by: **Bob Bentley**
Treasurer

Certificates of Deposit

Maturity 10-13-03	5,399.51
Maturity 12-12-03	6,857.17
Maturity 2-13-04	6,828.17
	19,084.85

Note: \$1500 added to maturing CD in June; now maturing during December 03
 \$1500 added to maturing CD in August; now maturing during February 04
 \$1500 added to maturing CD in October; now maturing during April 04

2. Review logs for incidents and follow up with police as necessary
3. Conduct liaison with FCPD to pass on concerns of the neighborhood and receive information about crime trends to pass back to neighborhood.
4. Maintain the Neighborhood Watch equipment in good working order
5. Take action to fill watch in the event an assigned watchstander cannot fulfill duties
6. Prepare monthly report on activities/issues for distribution by e-mail prior to each meeting
7. Write an article for each newsletter on neighborhood security issues

The following positions may be filled by Board members, but may also be filled by non-members:

Architectural Control Committee Chair

1. Coordinate the actions of the ACC in reviewing and approving all requests for exterior change to homes
2. Sign all approval/disapproval letters
3. Ensure that all restrictive covenants pertaining to appearance, including issues on streets, common grounds (in coordination with Grounds Chair) and properties are enforced in accordance with HFCA procedures
4. Prepare monthly report on activities/issues for distribution by e-mail prior to each meeting (this will typically consist of a list of all approvals/disapprovals for the preceding month)
5. Write an article for each newsletter on ACC issues

Welcome Wagon Coordinator

1. Obtain information on Fairfax County and metro area from Supervisor Bulova's office, the FC Public Library, City of Fairfax, etc. for dissemination to new neighbors
2. Contact all new residents shortly after move-in to set up an appointment for a visit by Coordinator and President
3. Make visit, hand out materials, discuss pertinent points, and answer questions about the area
4. Take down telephone, e-mail and children's information for use in HFCA master data base; pass to Secretary
5. Prepare monthly report on activities, issues for distribution by e-mail prior to each meeting
6. Write article for each newsletter welcoming new residents into neighborhood by name.

Newsletter Editor

1. Coordinate inputs from Board members, as shown above, to lay out each newsletter

President's Report for October 2003

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

I haven't checked on this in a while. I would imagine it's still tied up in court (the condemnation proceedings). Too bad that we had our rainiest year since who knows when and the storm water containment system was not built.

2. Laurel Hill (Lorton Prison) site: The Fall will be very busy for the Task Force. We will meet at the end of September to look at building-by-building feasibility/costs for the Central/Maximum area. We will be getting independent economic analysis and will have a meeting in October with the Urban Land Institute to develop concepts (which will include consideration of public meeting and other input). The goal is to have recommendations to the BOS in April next year. I made a presentation on the LHTF to a visiting delegation from Stuttgart, Germany on 4 October.

3. Braddock District Council: This month's meeting is the week after the HF meeting. Our guest speaker will address the new Chesapeake Bay Ordinance amendments recently approved by the BOS. I'll let you know what, if any, the impacts are on properties within HF. We will pay our dues (\$15) for the 2003-2004 operating year (we will probably be the first HOA to do so!).

5. Annual Yard Sale: Pete Scala did a great job on this. He said the turnout was the second highest ever, over three hundred cars; only our first one exceeded this one. He will provide a spreadsheet and wrap-up report, which I will send on to you for review. Expenses exceeded revenue by a small amount (due to having to run two ads, one for the rained-out weekend, and one for the make-up weekend), which the Board will have to cover. But overall, it was a success (we sold over \$100 worth of 'treasures').

6. Next Year's Board: As noted in the newsletter, we have a prospective editor (Jennifer Maloney, Farm House) and Welcome Wagon (Carole Rogers, Harvester Farm). Guess Harry and Ginny can go on a cruise in January! I have a pretty definite 'yes' from Marc Fogleman (Cotton Farm) and a sort-of yes from Dave Dempster (Farm House). I am going to try to convince Jennifer to be Secretary along with the newsletter (since the Secretary collects the reports from other board members anyway). Bob Bentley is staying on as Treasurer, which provides continuity in a key job and will make the life of the new Board members (especially the President) a whole lot easier. Please look around and talk to people you think would be good candidates. Share the attached list of duties with them, and tell them what a good time you had this year! We need a total of seven and right now we have 2 definite, 1 maybe, 1 almost maybe.

newsletter : Speeding

Submitted,

Bob Cosgriff
President

**MINUTES OF THE SEPTEMBER 10, 2003, MEETING
OF THE HICKORY FARMS COMMUNITY ASSOCIATION**

Present: The meeting was held at the Bentley's house. Present were Bob Cosgriff, Bob Bentley, Kathy Gillette, Rich Dudley, Rob Mikula, Ginnie Herchert. A proxy was given to the President for Missy Jackson. Proxy for Greg Gillette was given to Kathy Gillette.

The meeting was called to order at 7:34 p.m.

Minutes: The minutes of the July 10, 2003, meeting were read and approved as amended.

Officers' Reports:

President (update through email and discussed at meeting)

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

Nothing new since last month.

2. Laurel Hill (Lorton Prison) site: The Fall will be very busy for the Task Force. We will meet at the end of September to look at building-by-building feasibility/costs for the Central/Maximum area. We will be getting independent economic analysis and will have a meeting in October with the Urban Land Institute to develop concepts (which will include consideration of public meeting and other input). The goal is to have recommendations to the BOS in April next year.

3. Braddock District Council: I will be the Chair of the BDC next year (September 2003-June 2004). I will continue to represent HFCA at the meetings. The first meeting is this Tuesday (9/9). I'll let you know how it went.

4. Fairfax Memorial Funeral Home: I attended the grand opening on August 14. I delivered the letter that we discussed in July, and received a nice letter in reply. I was the only HOA rep from the surrounding communities who attended. I also represented the BDC. Sharon Bulova was out of town and unable to attend.

5. Annual Yard Sale: Pete Scala is coordinating this. We passed out reminders last week. If Pete gets what he thinks is a solid number of participants, we will hold it. Otherwise, we won't, as it wouldn't be worth the effort or money.

6. Next Year's Board: I have one person who would do the newsletter (presuming Harry would like to pass it on). She (Jennifer Maloney, 4335 Farm House, said she's also consider being on the Board too. Carole Rogers will take over Welcome Wagon, although she won't be on Board, due to other claims on her time involving volunteer work, etc.). I have a couple of folks I will talk to about serving, and ask each of you to talk to at least one other candidate as well. There's no substitute for actually asking a person face-to-face. Most people take it as a compliment that you would consider them, even if they don't agree to serve. To help describe what's involved with each job, I've made up a list of duties (see below). Please look it over for your particular duty and let me know if I've missed anything.

Note from meeting: There was discussion of prospects for the Board next year.

Braddock District Council: The BDC discussed waste management for the County and reviewed the solid waste master plan. The plan includes review of plans by public hearing for the years 2004-2024. There is \$40 million of year-end money, which was discussed with Sharon Bulova. A task force was formed in regards to more parking for VRE. A parking garage is an option. A subscription bus service to the VRE is also an option.

Vice President/Welcome Wagon

Ginnie Herchert reported that the Welcome Wagon visited the Coddings (Hayden and Ellie). In addition, new neighbors at 10002 Cotton Farm, the Slappeys, will be visited soon. Two other houses need visits.

Secretary

Kathy Gillette contacted George Mason University in regards to the "surprise" fireworks in April during Mason Week. Mark Kidd, who is in charge of Student Activities at Mason, ensured us that the Program Board will contact us prior to another fireworks display to prevent the "surprise" again.

Treasurer

Bob Bentley presented the budget for the month. Normal expenses were paid. Bob transferred \$1,500 to a mature CD in August. Another CD will mature in October, and the Board will look at whether this CD should also have \$1,500 added to it when it matures. This seems to be a prudent method of ensuring that the HFCA has enough money to operate, but is also making interest on the CD further our objectives in looking to the future to be able to meet any large unforeseen expenses.

Grounds

Rich Dudley indicated that the house at 10011 Cotton Farm has asked that the Board look at the trees behind their house and take down some overhanging branches and possibly a tree. The trees are hanging over the owner's yard, and their pool gets a lot of debris from these. They are also concerned about the possibility of the tree falling into their yard. Rich is getting estimates from Audobon and Tysons Tree.

The Fall Cleanup will occur on October 4. There is a lot of overgrowth to clean out. Some dead trees in the upper common area should be cut down. The Bradford pear trees on Cotton Farm need trimming. Rich would also like to clean out some limbs near the picnic area in the upper common area. ~~There will probably be two more mowings this year.~~

Architectural Control

Rob Mikula reported that concrete work within the neighborhood has been completed and has added to the value of the homes as well as the neighborhood. Three homeowners recently had work approved by the ACC. Rob will make sure that the letters that were sent to homeowners who need to take action on their property will be available to the Board members at the next meeting.

Neighborhood Watch

Kathy Gillette (for Greg Gillette) said that the Watch has no news (which is good news). There was discussion about whether HFCA should continue paying for the mobile phone, which is antiquated and rarely used. This issue will be brought up at the Annual Meeting, and if agreement to discontinue the service is reached, the Board will save \$17 per month.

New Business

Oktoberfest (the fall picnic) will be held on October 18. Newsletter articles are due to Harry Herchert by September 17. Chap Peterson and Jack Rust, as well as Sharon Bulova, have agreed to be at our annual meeting on October 29. Bob Cosgriff has sent mail as well as email to Chap Peterson in regards to the Roberts Road entrance and safety concerns. He has asked that VDOT look at the intersection.

The next Board meeting will be held at the Dudley's house on October 8, 2003 (Wed).

A motion to adjourn was made at 8:45 p.m.

President's Report for September, 2003

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

Nothing new since last month.

2. Laurel Hill (Lorton Prison) site: The Fall will be very busy for the Task Force. We will meet at the end of September to look at building-by-building feasibility/costs for the Central/Maximum area. We will be getting independent economic analysis and will have a meeting in October with the Urban Land Institute to develop concepts (which will include consideration of public meeting and other input). The goal is to have recommendations to the BOS in April next year.

3. Braddock District Council: I will be the Chair of the BDC next year (September 2003-June 2004). I will continue to represent HFCA at the meetings. The first meeting is this Tuesday (9/9). I'll let you know how it went.

4. Fairfax Memorial Funeral Home: I attended the grand opening on August 14. I delivered the letter that we discussed in July, and received a nice letter in reply. I was the only HOA rep from the surrounding communities who attended. I also represented the BDC. Sharon Bulova was out of town and unable to attend.

5. Annual Yard Sale: Pete Scala is coordinating this. We passed out reminders last week. If Pete gets what he thinks is a solid number of participants, we will hold it. Otherwise, we won't, as it wouldn't be worth the effort or money.

6. Next Year's Board: I have one person who would do the newsletter (presuming Harry would like to pass it on). She (Jennifer Maloney, 4335 Farm House, said she's also consider being on the Board too. Carole Rogers will take over Welcome Wagon, although she won't be on Board, due to other claims on her time involving volunteer work, etc.). I have a couple of folks I will talk to about serving, and ask each of you to talk to at least one other candidate as well. There's no substitute for actually asking a person face-to-face. Most people take it as a compliment that you would consider them, even if they don't agree to serve. To help describe what's involved with each job, I've made up a list of duties (see below). Please look it over for your particular duty and let me know if I've missed anything.

Submitted,

Bob Cosgriff
President

HICKORY FARMS COMMUNITY ASSOCIATION
TREASURER'S REPORT

	BUDGET	Actual	July	August
INCOME				
Annual dues	19800.00	19700.00	0.00	0.00
Interest - Checking	35.00	16.79	1.59	1.20
Interest - CDs	300.80	126.34	0.00	33.05
VPOAA Packages	400.00	550.00	50.00	50.00
Prior Year Dues	0.00	160.00	0.00	0.00
Late Fees	0.00	225.00	0.00	0.00
Legal Costs/Fees	0.00	370.00	0.00	0.00
Other	0.00	250.00	0.00	0.00
Total Income	20535.80	21398.13	51.59	84.25

EXPENSES				
Tax Preparation/Audit	250.00	250.00	0.00	0.00
Bank Charges	0.00	30.10	0.00	0.00
Director's Insurance	1230.00	1290.00	0.00	1290.00
Liability Insurance	900.00	862.00	0.00	0.00
Surety Insurance	300.00	0.00	0.00	0.00
Legal Fees	600.00	238.00	0.00	100.00
Landscape/Maintenance	13200.00	8014.45	1350.00	1725.00
Miscellaneous	500.00	75.20	0.00	0.00
Neighborhood Watch	300.00	151.63	32.96	0.00
Newsletter Printing/Postage	2200.00	1259.10	260.42	0.00
Taxes/Fees	300.00	211.00	25.00	0.00
VPOAA Packages	160.00	125.40	0.00	0.00
Postage	100.00	101.14	0.00	0.00
Transfer to Chevy Chase CD				1500.00
Total Expenses	20040.00	12608.02	1668.38	4615.00

Budget Overage 495.80

Checking Account:

Opening balance	19436.32	17819.53
Deposits	51.59	51.20
Checks	1668.38	4615.00
Closing Balance	17819.53	13255.73

Certificates of Deposit

Maturity 10-13-03	5,399.51
Maturity 12-12-03	6,857.17
Maturity 2-13-04	6,828.17
	19,084.85

Note: \$1500 added to maturing CD in August; now maturing during February 04

Submitted by: Bob Bentley

701 CF
1350
9364
1900 OCT
1264 OCT
21000
13264
additional
checking

**MINUTES OF THE JUNE 12, 2003, MEETING
OF THE HICKORY FARMS COMMUNITY ASSOCIATION**

Present: The meeting was held at the Cosgriff's house.

The meeting was called to order at 7:43 p.m.

Minutes: The minutes of the May 6, 2003, meeting were read and approved as amended (Dan Barnes as contract groundskeeper).

Officers' Reports:

President (Bob Cosgriff) (from submitted report):

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

Nothing new since last month.

2. Laurel Hill (Lorton Prison) site: The citizens' information and input meeting on the Laurel Hill planning process at Sharon's office Braddock District on Wednesday on 27 May was a success, with a large crowd attending. A second public meeting was held two nights later at the government center. The TF will hear proposals at its June 11th meeting and during the summer. It will hold a planning workshop probably in July to begin development of its recommendations to the BOS. The goal is to have the recommendations to the Board in December.

3. Braddock District Council: The annual BDC Picnic was held on 6/10. It featured the Citizen of the Year and the new Best of Braddock Awards. I will be the Chair of the BDC next year (September 2003-June 2004)

Bob Cosgriff, Ginnie Herchert, Bob and Lee Sottile attended the BDC Picnic. Bill and Marla Munday received one of the Best of Braddock awards for their work with challenged youth and sports for mentally challenged .

4. Concrete Project: This is over. Arlene DaCruz is looking into gutter guards as a possible group project. She's also interested in extending natural gas into the part of the neighborhood that doesn't have it, and is willing to do the research and coordinate it, as Kirk did the concrete project.

5. Bluebird Trail expansion: No bluebirds this year, so far. We have had some House Wrens start nests and lay eggs. I think this is a 'crash' year of bluebirds. I just don't see them when I am out birding.

6. Spring Fling: Hopefully, our rain date for our rain date will yield good weather. Chap Peterson will be there on 6/14.

7. Roberts Road Safety: Haven't addressed this to Sharon yet. Might be better to take it to Chap Peterson, since roads are a state, not county, responsibility. We can do this at the Fling. We will coordinate it with Sharon, of course.

8. Fairfax Memorial Park Funeral Home: It appears that construction is nearing completion. My guess is that we (HFCA) will receive an invitation to attend the dedication and opening. I would recommend a letter to Mr. Dougherty congratulating them on the occasion. I will send a copy of any such letter around to the Board, should this occur between meetings (or in August when we may not have a meeting).

Welcome Wagon

Ginnie Herchert reported that a new family has moved into a house on Farm House. The Colliers will move out around July 1. The Mansour's house was bought by a couple who are realtors for \$220,000. They renovated the house and sold it for \$390,000. Ginnie will set up visits with new neighbors.

Architectural Control

Rob Mikula reported:

On the ACC front, the main news is that the neighborhood walk through, which has been postponed once due to rain, is scheduled for this Sunday afternoon.

New requests have been mostly routine. No controversial items to discuss at this time.

Treasurer

Bob Bentley reported that more dues came in as well as \$50 in late fees. Some legal fees were charged for the release of liens on a house. We currently have a balance of \$22,605.64. We can add money to CDs presently in progress within the week that they mature. One will mature this week. The Board approved that we move \$1,500 more into each CD as they mature.

We presently have an official lien on the Peter Mitrano house (Cotton Farm) for overdue dues back to 2001. Bob has made many attempts to send mail to Peter Mitrano. When he checked the mail, all mail was sent back to HFCA. Bob will present a memo for the record, present it to our attorneys and go forward with another lien. The memo will prove that HFCA has in good faith tried to contact Mr. Mitrano in order to inform him of dues.

Grounds

Rich Dudley reported that Dan Barnes, our groundskeeper, is on a 10-day schedule for cutting. New flowers at the entrance have been planted and look good. Don Barnes will bill for that work in July. The grounds are in good shape for the Spring Fling.

New Business

It is time to start thinking about replacements for board members. Board members should start approaching potential board members for next year during July and August.

Jack Rust is running for delegate and used to live on Gilbertson Street. Jack is going to provide Bob Cosgriff with some information on the history of Hickory Farms. Apparently the initial plan was for the area to be a golf course, and in fact 4 holes of the golf course were developed.

If all business is caught up, the Board will not meet in August.

The next Board meeting will be held at the Gillettes on July 10.

A motion to adjourn was made at 8:25pm

President's Report for June 2003 Meeting

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

Nothing new since last month.

2. Laurel Hill (Lorton Prison) site: We had two meetings in June where we heard proposals from various groups. These will be the last meetings for proposals. We will now begin to work on developing a concept and work towards recommendations to give to the BOS early next year.

3. Braddock District Council: I will be the Chair of the BDC next year (September 2003-June 2004).

4. Roberts Road Safety: Haven't addressed this to Sharon yet. Might be better to take it to Chap Peterson, since roads are a state, not county, responsibility. Since Chap didn't come to the Fling, I didn't get a chance to talk to him about it. I need to send him an e-mail to get him started on looking into it.

5. Hickory Farms History: Former Delegate Jack Rust knew the Gilbertson family and is trying to get together some information about them for our newsletter. He grew up on Glenmere Road, right behind (south) of Hickory Farms.

6. Annual Meeting: It might be a good idea to invite both Chap Peterson and Jack Rust to the meeting so they can state their positions for the residents. Not quite the Lincoln-Douglas Debates, but still might be interesting.

Submitted,

Bob Cosgriff
President

**MINUTES OF THE April 9, 2003, MEETING
OF THE HICKORY FARMS COMMUNITY ASSOCIATION**

Present: The meeting was held at the Gillette's house.

The meeting was called to order at 7:35 p.m.

Minutes: The minutes of the March 12, 2003, meeting were read and approved.

Officers' Reports:

President (Bob Cosgriff) (from submitted report):

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

No news since the last report. The work hasn't started yet.

2. Laurel Hill (Lorton Prison) site: The Citizen Task Force has adopted a set of principles for reviewing proposals. It has also developed a plan for community input meetings. A major meeting will take place in the Braddock District in late May (date to be determined). The FCPA is holding a concurrent planning process for the 1,600 acres at Laurel Hill for which it is responsible.

3. Braddock District Council: The March meeting dealt with the budget issues. The budget is being finalized at this time. There will be some level of reduction in the tax rate. The April meeting (4/8) will deal with the just-concluded legislative session in Richmond, and will feature some of our local state representatives. The agenda for May has not been set. We are still looking for "Best of Braddock" nominations (I have submitted one in the 'individual' category to get things started, and we have received another one as well). We have received nominations for the Braddock District Citizen of the Quarter and will make the selection. All awards will be presented in June at the final BDC meeting of the year until September.

(From meeting: The Braddock District Council elected representatives go to Richmond for the budget hearings. Chap Peterson and Leslie Byrne were there and gave their ideas on the budget problems facing our district and county. We cannot cut any more services, and are likely to have a tax increase. More revenue must be raised by the county.)

4. Concrete Project: Kirk has selected a vendor (not mandatory) and that vendor has mailed contract proposals to interested parties. Once this is done, I think we need to recognize Kirk in some way (perhaps at the year-end dinner with a plaque and/or certificate).

5. Bluebird Trail expansion: I installed the new bluebird houses in the upper common ground. A pair of chickadees has already taken one. There is nesting material in two

boxes on the lower common grounds. Too early to tell, but it could be blueburds (they don't really get going until late April/early May).

6. Spring Fling: We need to finalize this. Ginny said she could oversee it and will coordinate with Brand and Kathleen Niemann to help with some of the logistics as they did last year. I would like to continue to stress turnout by our newer neighbors, particularly those whose origins are in other countries, so we have some international food there. Also, we need to plan some kind of activities for the kids (kite-flying contest? Whiffle ball game?); nothing overly structured, but something that might draw some of the young families. We should put out a flyer to announce the clean-up/block party.

(From meeting: It was agreed that we will invite Chap Peterson and his family to attend. Bob will bring grills, and Ginny agreed to coordinate.)

7. Roberts Road Safety: Richard Dudley reported a bad accident (but luckily not serious injuries) by the entrance to Aspen Willow and asked what could be done to make Roberts Road safer. There is a long story to why it hasn't been done in the past, and unfortunately, the current budget problems mean it probably won't be done anytime in the future. Nonetheless, it is something that I will bring up to Sharon once again to see what can be done. In the meantime, for our residents at least, driving slowly and carefully is the best interim solution. (At the meeting, it was suggested that there may be a possibility of Mason, Fairfax County, and the state working together on funding for work on the entrance. Rich Dudley suggested that the Aspen Willow and Glenmere community associations be involved as well.)

Vice President/Welcome Wagon – Ginnie Herchert

A new house is on the market on Farm House and is under contract (the Yoshida house). The Mansour house has a new owner (Wimberly). They plan to fix it up and then sell it. They have redone the roof and will replace siding and windows. Welcome Wagon will wait until they have sold to a new owner before visiting.

The house at 4343 Still Meadow (Phan) has been sold to the Meza family who live next door. Jason Meza will live there and rent to friends also.

It was noted that the newest ACC form was not used in the last few newsletters. Harry will get the appropriate form from Bob Sottile. It was decided that the ACC form will not be included in every newsletter, but will be included once a quarter, saving the HFCA some money.

Secretary – Kathy Gillette

There were a few responses to creating a shade garden club. Kathy will put an article in next month's newsletter in regards to a first group meeting sometime in May. Kathy will make a half sheet flyer as reminder for spring cleanup (target date April 25 Friday – 198 copies).

Treasurer – Bob Bentley

Bob submitted a printed Treasurer's Report. \$8,900 in dues have been collected so far. 82% had paid by end of March. 189 homeowners have paid now (95%). Nine people have not paid, and Bob has sent letters. There are three homes with liens (Fletcher, Metrano, Whetstine). \$23,067 is in the checking account now. Mr Phan, who had previously had a lien on his house prior to selling, paid the lawyer \$705. HFCA needs to refund \$125 to Mr. Phan because he paid Bob in cash for this year. One more reminder letter will go out to those who have not paid their dues yet, then a letter from the lawyer in regards to a lien being put on house if payment not received within one month.

Grounds – Rich Dudley

The Spring Clean-up is scheduled for May 3. Rich has started to plan activities for the day and is interested in knowing of any specific tasks that board members would like to see done around the common areas.

The storm drain across Cotton Farm next to 9998 needs attention. Leaves and other debris in curb goes down storm sewer. An article will go into the next newsletter about this problem which affects our storm sewers and eventually the bay. We will replace mulch around Bradford pears (5 yards to be delivered from Meadows Gardens). The path from one field to other in lower common area has fallen tree across it. Rich will ask Dan, our grounds company, about the price to cut it away.

Grounds care has recently started for the season. An itemized schedule of planned work and related fees (see attachment) was recently sent by the grounds contractor. I would like approval from the board for the proposed plan. The contractor's overall proposal is \$485 less than what was proposed last year, though he did marginally increase the cost of planting flowers (an extra \$25 charge) and performing the final December leaf clean-up (an extra \$15).

There was a small increase in basic mowing services, about \$200 more. \$12,925 for this year was proposed (last year was \$13,410). There may be some other additional expenses. A motion was approved to spend the proposed amount for the year.

Neighborhood Watch – Greg Gillette

There was a recent complaint about a speeding car. Jayne Woolf has been informed. She has asked that these types of problems be reported to the non-emergency number at the Police Department.

ACC – Rich Mikula

Six projects received this month (see submitted report). All of these look like they can be approved. 4318 Farm House concrete work was approved. The work was perceived as an enhancement, some suggestions were made to use shrubs or plants to enhance the area. There was some discussion about driveway replacements that will be getting underway soon.

Here is a quick summary of the currently proposed projects:

4329 Farm House - new owners making substantial repairs to bring into compliance and to improve property

4281 Country Squire - Large deck across rear of home

4352 Farm House - screened porch

10002 Tumbleweed - replace front door and shutters

4369 Farm House - replace front door, storm door, and paint trim

4357 Harvester Farm - fence replacement

The meeting adjourned at 8:48pm.

**HICKORY FARMS COMMUNITY ASSOCIATION
TREASURER'S REPORT**

	BUDGET	Actual	June
INCOME			
Annual dues	19800.00	19700.00	0.00
Interest - Checking	35.00	14.00	2.59
Interest - CDs	300.80	93.29	31.91
VPOAA Packages	400.00	450.00	50.00
Prior Year Dues	0.00	160.00	0.00
Late Fees	0.00	225.00	0.00
Legal Costs/Fees	0.00	370.00	0.00
Other	0.00	250.00	0.00
<i>Total Income</i>	20535.80	21262.29	84.50

EXPENSES			
Tax Preparation/Audit	250.00	250.00	0.00
Bank Charges	0.00	30.10	0.00
Director's Insurance	1230.00	0.00	0.00
Liability Insurance	900.00	862.00	0.00
Surety Insurance	300.00	0.00	0.00
Legal Fees	600.00	138.00	0.00
Landscape/Maintenance	13200.00	4939.45	1550.00
Miscellaneous	500.00	75.20	0.00
Neighborhood Watch	300.00	118.67	35.28
Newsletter Printing/Postage	2200.00	998.68	136.63
Taxes/Fees	300.00	186.00	0.00
VPOAA Packages	160.00	125.40	0.00
Postage	100.00	101.14	0.00
Transfer to Chevy Chase CD			1500.00
<i>Total Expenses</i>	20040.00	7824.64	3221.91

Budget Overage 495.80

Checking Account:

Opening balance	22605.64
Deposits	52.59
Checks	3221.91
Closing Balance	19436.32

Submitted by: **Bob Bentley**
Treasurer

Certificates of Deposit

Maturity 8-15-03	5,295.12
Maturity 10-13-03	5,399.51
Maturity 12-13-03	6,857.17
	17,551.80

added \$1500 to that

Note: \$1500 added to maturing CD in June; now maturing during December 03

HICKORY FARMS COMMUNITY ASSOCIATION
RULES AND REGULATIONS GOVERNING THE USE OF THE HFCA
COMMON GROUNDS

ISSUED: 05 JULY 1984

1. The Common Grounds are for the use of the residents and their guests only. The Association has the right to limit the number of guests.
2. No motorized vehicles are permitted on the Common Grounds at any time.
3. No removal of plants, trees or shrubbery is permitted.
4. No dumping, littering (including grass clippings) or posting signs or announcements is permitted.
5. No use for private storage.
6. No private gardening or planting is permitted.

For the Board of Directors,

/ signed /

Harry E. Herchert
President HFCA

Attachment 1 to
HFCA letter dtd
05 July 1984.

**Hickory Farms Community Association
Minutes
Board Meeting
Wednesday, 14 May, 2003**

The May meeting of the HFCA Board was held at the home of Rob and Sharon Mikula (4344 Still Meadow Road). A quorum being present, the meeting was called to order by President Bob Cosgriff at 7:38 p.m.

Due to the absence of the Secretary, the minutes for the April meeting were not available for review and acceptance. The President indicated that the April minutes would be approved at the June meeting.

President: The President had one update to his previously submitted report. He received an e-mail from Florence Naeve (Supervisor Bulova's Chief-of-Staff), stating that the City of Fairfax had filed its condemnation notice for the land required for the storm water detention pond behind the Ambrogi house on Wheatfield Court. The County has appraised the property and is awaiting a response from the actual owner (Reilly) of the property, not the contract owner (Artery Construction). Once the price has been agreed to, the County can pay the owner and the easement can be recorded. Work could follow thereafter. The rest of the report is as follows:

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

According to Bob Ambrogi, the condemnation proceeding by the City of Fairfax to enable the City to take the land for the storm drain has been lumped in with two other lawsuits (one pertaining to another parcel at the end of Mosby Road), which will go to the Court for docketing in May. This means they may not be heard until late summer/early fall. So it looks like there won't be any construction up there for some time (unless there is some out-of-court settlement)

2. Laurel Hill (Lorton Prison) site: There will be a major citizens' information and input meeting on the Laurel Hill planning process at Sharon's office Braddock District on Wednesday, 27 May, from 7 – 9 p.m. As her representative to the Citizen Advisory TF, I will be the moderator. The meeting was announced in the BDC Newsletter to get the word out to all HOA/CA groups. Please try to attend if you can.

3. Braddock District Council: The April meeting featured six of our state legislators talking about the just-concluded session. The big topic is the budget. Undoubtedly there will be some tax increases next year, because as one senator said, "you can't cut your way out of a billion dollar deficit." The May meeting (5/13) will deal with West Nile Virus and how the County fights it. The BDC Board for next year will be elected. I will be the Chair, unless some 'favorite son' or 'dark horse' candidate emerges. The Best of Braddock awards input period ends on 15 May. The awards will be presented, along with

the Citizen of the Year, at the annual BDC picnic on 10 June. Board members are welcome to attend.

4. Concrete Project: As you know, the project has started and seems to be going well. This should make the neighborhood look a lot nicer. Once this is done, I think we need to recognize Kirk in some way (perhaps at the year-end dinner with a plaque and/or certificate).

5. Bluebird Trail expansion: We had chickadees in some boxes, but House Sparrows evicted them. We have a Tufted Titmouse in one box in the lower common ground. I have monitored the boxes and discarded the House Sparrow nests to see if we can entice bluebirds back in. Haven't seen too many in my birding trips. I suspect the unusually cold winter and late heavy snow might have taken its toll on the population, which had been used to milder winters for the last several years.

6. Spring Fling: We need to go over the final plans for this at the meeting. Let's hope for good weather. Richard has notified Dan (our mower) of the date, and he will try to cut accordingly. The City of Fairfax Fun Day at Van Dyck Park is the same day. Don't know if that will cut into attendance. Hope as many Board members as possible can make it.

7. Roberts Road Safety: Haven't addressed this to Sharon yet. Might be better to take it to Chap Peterson, since roads are a state, not county, responsibility. We had hoped to do this at the Spring Fling, but he informs me he will be out-of-town that day. So I'll have to pass him the information via e-mail.

Vice-President/Welcome Wagon: Ginny Herchert reported that she had called the new renters in the Coleman house (10007 CF) a couple of times, but had not yet been able to set up a date to visit. It will probably be after Memorial Day at the earliest.

Ginny reported that Stacy Danger delivered a baby boy on 10 April. His name is Mason. She didn't have any additional information. She will try to get information on the baby announced by the 'stork sign' in front of the Kistler residence. Ginny will also provide graduation information for her son Kyle for the next newsletter. There are some other graduates and she and Bob will try to run them down.

Treasurer: Bob Bentley provided the report, showing actual income YTD of \$20,874.18 and expenses YTD of \$3,396.81. Our closing checking account balance was \$25,007.95 and our CD balance was \$16,019.89. Since our budgeted expenses were \$20,535.80, it appears that we have sufficient funds to transfer some from checking to another CD. Bob suggested we added perhaps \$2,000 or more to the CD maturing on 6/13. Rob Mikula suggested we could wait a few months just to be sure no unanticipated expense came up. We have CDs rolling over in August and October as well. If we were to add \$5,000 total to existing CDs, we would have just over \$20,000 in the reserve fund; this equals one year's operating expenses, a prudent amount for an association such as ours.

Bob also reported that only one person (Mitrano, 10008 CF) had not paid the dues. He had the final certified mail letter ready for the President's signature and will send it on 31 May. If there is no response, he will take action to place the lien at the end of June.

Grounds: Rich Dudley reported that the Spring Cleanup went well. There were 24 people, counting a few small children who 'helped.' Dan ~~Noble~~^{Kane}, our contract groundskeeper, is getting ready to plant the summer flowers, since the pansies will soon start to die out. Dan cut the lawn this week to prepare for the Spring Fling.

ACC: Rob Mikula reported that most of the action this month was for concrete work being performed as part of the project coordinated by Kirk Randall. The ACC plans a walk-around, probably in June, to check on compliance with Covenants.

Neighborhood Watch: Due to the absence of the coordinator, there was nothing to report.

New Business: Ginny reported that she had the food for the Spring Fling, scheduled for Saturday, 4/17, with rain date 4/18. Bob Cosgriff said he would provide two grills and two coolers, and a small table. Ginny will contact Bob Sottile to see about getting some tables.

There being no further business to conduct, the President adjourned the meeting at 8:39 p.m.

Submitted,

Bob Cosgriff
President—HFCA

**HICKORY FARMS COMMUNITY ASSOCIATION
TREASURER'S REPORT**

	BUDGET	Actual	May
INCOME			
Annual dues	19800.00	19700.00	200.00
Interest - Checking	35.00	11.41	3.61
Interest - CDs	300.80	61.38	0.00
VPOAA Packages	400.00	400.00	50.00
Prior Year Dues	0.00	160.00	0.00
Late Fees	0.00	225.00	50.00
Legal Costs/Fees	0.00	370.00	0.00
Other	0.00	250.00	0.00
<i>Total Income</i>	20535.80	21177.79	303.61

EXPENSES			
Tax Preparation/Audit	250.00	250.00	0.00
Bank Charges	0.00	30.10	0.00
Director's Insurance	1230.00	0.00	0.00
Liability Insurance	900.00	862.00	862.00
Surety Insurance	300.00	0.00	0.00
Legal Fees	600.00	138.00	138.00
Landscape/Maintenance	13200.00	3389.45	1689.45
Miscellaneous	500.00	75.20	0.00
Neighborhood Watch	300.00	83.39	16.47
Newsletter Printing/Postage	2200.00	862.05	0.00
Taxes/Fees	300.00	186.00	0.00
VPOAA Packages	160.00	125.40	0.00
Postage	100.00	101.14	0.00
<i>Total Expenses</i>	20040.00	6102.73	2705.92

Budget Overage 495.80

Checking Account:

Opening balance	25007.95
Deposits	303.61
Checks	2705.92
Closing Balance	22605.64

Submitted by: **Bob Bentley**
Treasurer

President's Report for May 2003 Meeting

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

According to Bob Ambrogi, the condemnation proceeding by the City of Fairfax to enable the City to take the land for the storm drain has been lumped in with two other lawsuits (one pertaining to another parcel at the end of Mosby Road), which will go to the Court for docketing in May. This means they may not be heard until late summer/early fall. So it looks like there won't be any construction up there for some time (unless there is some out-of-court settlement)

2. Laurel Hill (Lorton Prison) site: There will be a major citizens' information and input meeting on the Laurel Hill planning process at Sharon's office Braddock District on Wednesday, 27 May, from 7 – 9 p.m. As her representative to the Citizen Advisory TF, I will be the moderator. The meeting was announced in the BDC Newsletter to get the word out to all HOA/CA groups. Please try to attend if you can.

3. Braddock District Council: The April meeting featured six of our state legislators talking about the just-concluded session. The big topic is the budget. Undoubtedly there will be some tax increases next year, because as one senator said, "you can't cut your way out of a billion dollar deficit." The May meeting (5/13) will deal with West Nile Virus and how the County fights it. The BDC Board for next year will be elected. I will be the Chair, unless some 'favorite son' or 'dark horse' candidate emerges. The Best of Braddock awards input period ends on 15 May. The awards will be presented, along with the Citizen of the Year, at the annual BDC picnic on 10 June. Board members are welcome to attend.

4. Concrete Project: As you know, the project has started and seems to be going well. This should make the neighborhood look a lot nicer. Once this is done, I think we need to recognize Kirk in some way (perhaps at the year-end dinner with a plaque and/or certificate).

5. Bluebird Trail expansion: We had chickadees in some boxes, but House Sparrows evicted them. We have a Tufted Titmouse in one box in the lower common ground. I have monitored the boxes and discarded the House Sparrow nests to see if we can entice bluebirds back in. Haven't seen too many in my birding trips. I suspect the unusually cold winter and late heavy snow might have taken its toll on the population, which had been used to milder winters for the last several years.

6. Spring Fling: We need to go over the final plans for this at the meeting. Let's hope for good weather. Richard has notified Dan (our mower) of the date, and he will try to cut accordingly. The City of Fairfax Fun Day at Van Dyck Park is the same day. Don't know if that will cut into attendance. Hope as many Board members as possible can make it.

7. Roberts Road Safety: Haven't addressed this to Sharon yet. Might be better to take it to Chap Peterson, since roads are a state, not county, responsibility. We had hoped to do this at the Spring Fling, but he informs me he will be out-of-town that day. So I'll have to pass him the information via e-mail.

Submitted,

Bob Cosgriff
President

President's Report for April 2003 Meeting

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

No news since the last report. The work hasn't started yet.

2. Laurel Hill (Lorton Prison) site: The Citizen Task Force has adopted a set of principles for reviewing proposals. It has also developed a plan for community input meetings. A major meeting will take place in the Braddock District in late May (date to be determined). The FCPA is holding a concurrent planning process for the 1,600 acres at Laurel Hill for which it is responsible.

3. Braddock District Council: The March meeting dealt with the budget issues. The budget is being finalized at this time. There will be some level of reduction in the tax rate. The April meeting (4/8) will deal with the just-concluded legislative session in Richmond, and will feature some of our local state representatives. The agenda for May has not been set. We are still looking for "Best of Braddock" nominations (I have submitted one in the 'individual' category to get things started, and we have received another one as well). We have received nominations for the Braddock District Citizen of the Quarter and will make the selection. All awards will be presented in June at the final BDC meeting of the year until September.

4. Concrete Project: Kirk has selected a vendor (not mandatory) and that vendor has mailed contract proposals to interested parties. Once this is done, I think we need to recognize Kirk in some way (perhaps at the year-end dinner with a plaque and/or certificate).

5. Bluebird Trail expansion: I installed the new bluebird houses in the upper common ground. A pair of chickadees has already taken one. There is nesting material in two boxes on the lower common grounds. Too early to tell, but it could be bluebirds (they don't really get going until late April/early May).

6. Spring Fling: We need to finalize this. Ginny said she could oversee it and will coordinate with Brand and Kathleen Niemann to help with some of the logistics as they did last year. I would like to continue to stress turnout by our newer neighbors, particularly those whose origins are in other countries, so we have some international food there. Also, we need to plan some kind of activities for the kids (kite-flying contest? Wiffle ball game?); nothing overly structured, but something that might draw some of the young families. We should put out a flyer to announce the clean-up/block party.

7. Roberts Road Safety: Richard Dudley reported a bad accident (but luckily not serious injuries) by the entrance to Aspen Willow and asked what could be done to make Roberts Road safer. There is a long story to why it hasn't been done in the past, and unfortunately, the current budget problems mean it probably won't be done anytime in the future. Nonetheless, it is something that I will bring up to Sharon once again to see what can be done. In the meantime, for our residents at least, driving slowly and carefully is the best interim solution.

Submitted,

Bob Cosgriff
President

HICKORY FARMS COMMUNITY ASSOCIATION
TREASURER'S REPORT

	BUDGET	Actual	March
INCOME			
Annual dues	19800.00	16300.00	8900.00
Interest - Checking	35.00	2.17	0.00
Interest - CDs	300.80	23.13	1.91
VPOAA Packages	400.00	250.00	100.00
Other	0.00	250.00	0.00
<i>Total Income</i>	20535.80	16825.30	9001.91
EXPENSES			
Tax Preparation/Audit	250.00	250.00	250.00
Bank Charges	0.00	6.50	0.00
Director's Insurance	1230.00	0.00	0.00
Liability Insurance	900.00	0.00	0.00
Surety Insurance	300.00	0.00	0.00
Legal Fees	600.00	0.00	0.00
Landscape/Maintenance	13200.00	0.00	0.00
Miscellaneous	500.00	75.20	75.20
Neighborhood Watch	300.00	50.19	16.73
Newsletter Printing/Postage	2200.00	668.41	9.59
Taxes/Fees	300.00	116.00	76.00
VPOAA Packages	160.00	125.40	0.00
Postage	100.00	37.00	0.00
<i>Total Expenses</i>	20040.00	1328.70	427.52
Budget Overage	495.80		
Checking Account:			
Opening balance		14492.95	
Deposits		9001.91	
Checks		427.52	
Closing Balance		23067.34	

Submitted by: Bob Bentley
Treasurer

89 pd in
Dues

82% paid
by end of
March -

9 more
since then
189 total

9 owe

Bob has
sent
letters

\$1.91
interest in
checking

**MINUTES OF THE FEBRUARY 13, 2003, MEETING
OF THE HICKORY FARMS COMMUNITY ASSOCIATION**

Present: Bob Cosgriff, Ginny Herchert, Rich Dudley, Lee Sottile, Rob Mikula, Greg Missy Jackson, Bob Bentley. Bob Cosgriff had proxies for Greg and Kathy Gillette. The meeting was held at the Cosgriffs' house.

The meeting was called to order at 7:40 p.m.

Minutes: The minutes of the January 9, 2002, meeting were read and approved.

Officers' Reports:

President (Bob Cosgriff) (from submitted report):

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

No news since the last report. The work hasn't started yet.

2. This Year's Board: Bob Bentley has agreed to serve as Treasurer and has assumed custody of the records. He has already taken care of several things. Please welcome him to the Board.

3. Laurel Hill (Lorton Prison) site: At the upcoming meeting, we will discuss a set of draft criteria for ranking proposals to the Committee. So far, we have had three presentations, with several more in the offing. The Lorton Arts Foundation has an excellent proposal for an "arts" campus. Several County agencies have brainstormed some possible uses (however, these have not turned into any definite proposals). There will be some citizen input meetings starting up in March and April. There is a garden clean-up in March at the historic Laurel Hill estate site. If you are interested in getting access to the Lorton complex and helping out, let me know. It might be a good work-up for our own Spring Clean-up in May!!

4. Braddock District Council: The January meeting was about school security. The County has a very proactive program to keep our children and school employees safe while at school. Part of this involves the issue of preparations for possible terrorist action, as well as other types of crimes against people that sadly have occurred in schools around the country. I will give a verbal report on February's meeting at the meeting on Thursday.

5. Concrete Project: Kirk Randall has identified some vendors and is collecting inputs from interested neighbors. He is communicating with these folks via e-mail. Hopefully, this will turn out to be a successful endeavor and help improve the neighborhood overall by replacing some old concrete.

In addition to the items in the report, Bob mentioned that he had received a letter from Chap Peterson, our delegate in the General Assembly, outlining the progress to date on several bills that he had introduced and his votes on some key issues.

Bob also mentioned that the most recent (February) meeting of the Braddock District Council had as its main topic the Fairfax County Park Authority. Fairfax County's park system was voted the best in the nation in 2002. Of primary interest to Hickory Farms residents are the projects at

Wakefield Park (new skateboard facility) and Lake Accotink (dredging). These projects will take several months, especially the dredging. Also, the Park Authority will be developing a Master Plan for University Park, located on Braddock Road, near the intersection with Roberts Road. This would be the closest County park to Hickory Farms. Bob said it was his understanding from a meeting a few years ago that this park will not be extensively developed, but may contain one or two softball fields and possibly a tot lot.

Vice President/Welcome Wagon (Ginny Herchert): Ginny has set up a visit with new residents at 10027 Wheatfield (Zhenshou Ke and Yang Song) on Wednesday, 19 February. She is still trying to set up a date with the Roethlisbergers at 4330 Farm House and the new residents at 10015 Cotton Farm.

Treasurer (Bob Bentley): Bob handed out the Treasurer's Report of activity through 31 January. He has simplified the presentation of data and tied all expenses to budget line items for rapid review. The report is attached. The closing balance as of 1/31 was \$11,040.24. Bob also mentioned that our taxes and audit should be completed soon.

Neighborhood Watch (Greg Gillette): Greg was out of town, but had submitted an e-mail report concerning the report of a large truck driving on the upper common grounds a few weeks ago. Board members Richard Dudley and Rob Mikula, who were witnesses to the incident, provided more details. Rob had Neighborhood Watch that night. A police report was filed.

Grounds (Rich Dudley): Rich reported on several grounds-related items:

- The Grounds maintenance contractor planted pansies at the Burke Station Road entrance
- Rich is still trying to get in touch with the County Arborist to do a walk-through of Hickory Farms to identify trees and provide advice on clearing out invasive plants
- He is also trying to get further information from VDOT on flower planting in the areas by the curve on Burke Station Road by the fence behind houses on Harvester Farm Lane.
- He mentioned that he is finding a lot of dog 'calling cards' on the common grounds. He will put something in the newsletter about this.
- A neighbor at 4328 Farm House had had some trees cut down and the branches were left on the common ground. Inclement weather had prevented the contractor from removing them, but as soon as the ground is harder, they will get the trees out of there.

Architectural Control Committee: Rob Mikula reported that 3 applications were reviewed and found to be in compliance with our Covenants. One proposal (siding) is pending.

New Business:

Treasurer Bob Bentley said he had a conflict on Thursdays and requested that we change the day of the monthly meeting. The Board agreed that the second Wednesday would be a

good day (this allows the President to attend the Braddock District Council meeting on the second Tuesday and report to the Board). We will do this at least through June.

Bob Cosgriff mentioned that Kathy and Greg Gillette were not in attendance because Kathy's father was gravely ill and not expected to live. They were in Lexington, VA with Kathy's family. Bob said that in the event of his death, he would get a card and send it on behalf of the Board. The Board members concurred in this. Because they were not able to host this month's meeting per the schedule, they have asked to swap with Rich Dudley for April. Richard said this would be fine.

Bob Cosgriff brought up the idea of extending the bluebird trail to the upper common grounds. The Board thought this was a good idea. Bob said he could get a discount from the Wild Bird Center and that it would be around \$30-\$35 per set. Bob said that he would purchase and install the boxes when the weather permitted, and Rich Dudley said he would keep his eye on them. The motion was made and seconded to purchase two blue bird boxes and poles. The motion carried unanimously.

The deadline for inputs to Harry Herchert for the newsletter is Thursday, 20 February.

There being no further business, the meeting was adjourned at 8:43 p.m.

Submitted:

Bob Cosgriff
President

**HICKORY FARMS COMMUNITY ASSOCIATION
TREASURER'S REPORT**

	BUDGET	Actual	Jan
INCOME			
Annual dues	19800.00	3800.00	3800.00
Interest - Checking	35.00	0.93	0.93
Interest - CDs	300.80	0.00	
VPOAA Packages	400.00	100.00	100.00
Other	0.00	250.00	250.00
<i>Total Income</i>	20535.80	4150.93	4150.93

EXPENSES			
Tax Preparation/Audit	250.00	0.00	
Bank Charges	0.00	6.50	6.50
Director's Insurance	1230.00	0.00	
Liability Insurance	900.00	0.00	
Surety Insurance	300.00	0.00	
Legal Fees	600.00	0.00	
Landscape/Maintenance	13200.00	0.00	
Miscellaneous	500.00	40.00	40.00
Neighborhood Watch	300.00	16.73	16.73
Newsletter Printing/Postage	2200.00	0.00	281.64
Taxes/Fees	300.00	0.00	
VPOAA Packages	160.00	0.00	
Postage	100.00	37.00	37.00
<i>Total Expenses</i>	20040.00	100.23	381.87

Budget Overage 495.80

Checking Account:

Opening balance	7591.96
Deposits	4150.93
Checks	381.87
Closing Balance (sub)	11361.02
Less: prior yr. Exp	320.78
Closing balance	11040.24

President's Report for March 2003 Meeting

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

No news since the last report. The work hasn't started yet.

2. Laurel Hill (Lorton Prison) site: The meeting in February was wiped out by the snow, as was the make-up meeting. The next meeting is 18 March; unfortunately, I'll be out of town for that one. The February "make-up" meeting will be 25 March. I will attend that. At the upcoming meetings, we will discuss and approve a set of draft criteria for ranking proposals to the Committee.

There are also two public input meetings, one on 3/11 at the Herrity Building and one on 3/15 at Silverbrook School. These are for the purpose of briefing community groups on the Laurel Hill Plans so that they can inform their members, and also possibly prepare proposals for use, particularly of the adaptive reuse areas.

The County put out a first issue of the Laurel Hill News, an informational newsletter on the planning process.

The Laurel Hill mansion garden cleanup scheduled for March 8 was cancelled, as far as I know. If I hear about a rescheduled date, I'll let you know.

3. Braddock District Council: The February meeting was on the Fairfax County Park Authority. I briefed that at the last Board meeting and put some notes into the minutes about it. The March meeting (3/12) will deal with the upcoming budget (including property tax issues). Should be a hot topic. I'll give a run-down on Wednesday, 3/12.

4. Concrete Project: The vendors are starting to come around; I had one call on me on 3/8. So this project is rolling forward.

5. Bluebird Trail expansion: I haven't bought the boxes and poles yet. I will probably do that either next weekend (3/15) or the following weekend, after I return from an out-of-town trip. This is a good time to get the boxes in place, as the birds begin selecting sites for nesting, which occurs in early May. I will also replace the box that was on the sledding hill (I stored it at my house over the winter).

6. Spring Fling: We need to begin planning this. We need a Board member to head this up. Brand and Kathleen Niemann will help with some of the logistics as they did last year. I would like to continue to stress turnout by our newer neighbors, particularly those whose origins are in other countries, so we have some international food there. Also, we need to plan some kind of activities for the kids (kite-flying contest? Wiffle ball game?); nothing overly structured, but something that might draw some of the young families.

Submitted,

Bob Cosgriff
President

**MINUTES OF THE DECEMBER 9, 2002 MEETING
OF THE HICKORY FARMS COMMUNITY ASSOCIATION**

Present: Bob Cosgriff, Ginny Herchert, Rich Dudley, Lorna Cooke, Robert Cooke, Rita Mullin. **Absent:** Ken Danger, Brand Niemann (proxy given to Bob Cosgriff)
Guests: Judy Cosgriff, Harry Herchert, Katherine Niemann, Kathy and Greg Gillette, Missy Jackson. Meeting held at Yen Cheng Restaurant.

The meeting was called to order at 6:35.

Minutes: The minutes of the November 14 meeting were read and approved.

Officers' Reports:

President (Bob Cosgriff): submitted report attached:

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

The City Manager did call the developer and basically outlined his intention to proceed with condemnation if the developer didn't get off the dime and sign the easement papers. However, this whole project is still bound up in a legal challenge, so at this time, there is no new progress to report. Best guess is that if they can get everything worked out, we might see some construction in the Spring.

2. Sidewalks: The project is done. The new walks look nice. I imagine that if the grass seed they planted doesn't grow in right away, they'll be back to re-seed. I'll keep in touch with Sharon Bulova's office on this.

5. Burke Station Road sidewalk: No update from City of Fairfax on this.

6. Next Year's Board: We have a Secretary (Kathy Gillette) and a newsletter editor (Harry Herchert). We have members of the ACC, but no chair. I have asked Catherin Haley (Cotton Farm) who is an architect; I need to follow up with her. The line-up looks like this:

President	Bob Cosgriff
V-President	Ginny Herchert
Treasurer	Missy Jackson
Secretary	Kathy Gillette
Grounds	Richard Dudley
Neighborhood W.	Greg Gillette
ACC	vacant
At-large	Rob Mikula
Newsletter	Harry Herchert

7. Laurel Hill (Lorton Prison) site: The first meeting was interesting. I have written up a short article about it for the December newsletter. I get a tour on Saturday, 7 December and our next meeting is the 10th (this conflicts with the Braddock District Council meeting the same night. Would someone like to go to represent HFCA? The topic is VDOT and transportation. I hate to miss it, but the Lorton committee is a higher priority).

8. Phone Book Update. Rita will give us the word on this. Looks like it should be going out this weekend.

9. Braddock District Council: I attended the groundbreaking for the new assisted living facility at Little River Glen on 11/19 as the BDC representative (even had a name tag!). It should be opening about a year from now.

10. Lorton Prison: Toured the Lorton Prison site last weekend. He needs someone to attend the Braddock District Council Meeting tomorrow from 7:30 to 9:30. (No volunteers).

Vice President (Ginny Herchert):

She has scheduled to visits to new residents: Thursday with the Enos family (4319 Still Meadow) and the Schwarz family next Tuesday (4322 Farm House). She is planning to stop by to meet the Rothlesberger family at 4330 Still Meadow to set up an appointment with them. The house at 10015 Cotton Farm (4 br split) has been listed for \$354,500.

Secretary (Rita Mullin):

She has received final page proof corrections from all Board members and will make final updates shortly. She asked if the Board objected if a single sponsor was found. She will contact Arlene Da Cruz, a Hickory Farm resident and realtor, before contacting other real estate agents. She estimates to have the directories ready to distribute by year's end.

Treasurer (Lorna Cooke):

The bank statement for November 1-30 is as follows:

\$10,473.34	Balance 11/1
\$1.33	Interest
1,769.02	Checks written
\$8,705.65	Ending balance

Checks written:	\$810.00	Service for Seniors
	\$189.52	Kinkos
	\$17.28	Verizon

One CD matures on 12/13. Current value: \$5,301.98. Current interest: 1.8%
The Board voted to rollover the CD.

ACC (Robert Cooke):

No new applications this month.

Discussed reminding community members to clear sidewalks of snow. There is no county ordinance requiring snow removal from sidewalks but there is an ordinance against throwing snow into the street. Bob Cosgriff will include a reminder in his article in the next newsletter.

George Rosenkranz has agreed to continue on the ACC next term. A few others are still needed.

Neighborhood Watch (Bob Cosgriff for Ken Danger):

Greg Gillette and Kathy Gillette will head the committee next year. They have already had a turnover meeting with Ken.

New Business:

Newsletter deadline: December 19.

Next meeting: January 9 at 7:30 at Bob Cosgriff's house.

The meeting was adjourned at 7:10 p.m.

① look up
handwritten owner
→

**MINUTES OF THE JANUARY 9, 2003, MEETING
OF THE HICKORY FARMS COMMUNITY ASSOCIATION**

Present: Bob Cosgriff, Ginny Herchert, Rich Dudley, Lee Sottile, Rob Mikula, Greg Gillette, Kathy Gillette. The meeting was held at the Cosgriffs' house.

The meeting was called to order at 7:37pm.

Minutes: The minutes of the December 9, 2002, meeting were read and approved with one amendment. "Rich Dudley closed out the contract with the grounds contractor, who did the year-end leaf clean-up at the entrances and along Burke Station and Roberts Roads. Other issues dealing with grounds were wrapped up during the last month."

Officers' Reports:

President (Bob Cosgriff): submitted report attached:

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.

Additions: The next Braddock District Council meeting is Tuesday, January 14, 2003, at 7:30pm in the Braddock District Office. Bob will attend this meeting. The topic will be Security in the Schools, with Fred Ellis, Security Manager, FCPS, presenting.

At the last Braddock District Council meeting, several neighborhood associations presented a memorial to the State Police in honor of Trooper Coslett, the trooper who was killed in a motorcycle accident. ???

Vice President/Welcome Wagon (Ginny Herchert): Ginny has met with some new neighbors. They met with the Enos family at 4319 Still Meadow, and the Schwarz family at 4322 Farm House. The Schwarz family would like to become active in the neighborhood association after they have settled in. Visits will be scheduled for the upcoming month with the Rothlesbergers and another neighbor on Wheatfield.

The house at 10015 Cotton Farm has just sold (for \$345,900), and new neighbors are scheduled to move in around January 15. In addition, the Mansours at 4329 Farm House have recently sold their house (not advertised), and will probably be moving out around March 21.

Treasurer (Bob Cosgriff reported, since we don't have a Treasurer): submitted report attached:

SunTrust Account: I have not received the latest statement as of date.
Last ending balance was: \$8,705.65

Checks were written as shown:

1. Verizon
Total Due \$17.28
Check 1304, 12/9/02
2. Kinko's
Total Due \$189.52
Check 1305, 12/9/02
3. Signature needed Service for Seniors
Total Due \$810.00

Check 1306, 12/9/02

4. Yen Cheng's Restaurant
Total Due: \$120.00
Check 1307, 12/9/02
5. Balderson's, Inc.
Total Due: \$281.64*
Check 1307, 1/4/03

We have two checks to write:

1. Verizon: \$34.01 (shows a balance forward, although we did write a check in December, so our bill should only be \$17.28). Would like NWC to check on whether we can get the service donated, since we are non-profit organization.
2. Commonwealth of Virginia: \$25 (annual corporation filing, due 31 January)

Total Accounts Payable: \$42.28 (assuming our December check to Verizon has cleared)
I deposited four HFCA dues payments, and one VPOAA payment, for a total of \$450.00

An unverified running balance is thus: $\$8705.65 - \$1,418.44 = \$7,287.21 + \$450.00 =$
\$7,737.21

CD 058-881653-1 maturity date 12/13/02. Starting Balance \$5,325.26 (New Interest Rate = 1.200%)

We earned \$95.83 on this CD during 2002.

I delivered the 2002 records (AR/AP, checkbook, and a disk with all records on it) to our auditor/tax preparer. We should have the books done by next week (this will reconcile everything and give us a balance sheet, cash flow statement, etc.). Then the taxes will be prepared. They are due 3/15/03. The cost (exclusive of the amount of any tax) should be \$250 +/-

*We need to approve the motion to approve the check to Balderson's, since it exceed the revenue from the advertisements (we haven't received the checks yet, totaling \$250. The overage is only \$31).

Missy Jackson may not be able to perform all of the duties of the Treasurer, but her name is on paperwork indicating she is the treasurer (needed legally). Some of the duties of Treasurer were discussed, such as delivery of VPOAA packets after ensuring that dues have been paid and a final ACC report on the house has been established as satisfactory. Discussion ensued as to possible splitting of duties. Keeping track of finances on a monthly is the main responsibility. A spreadsheet was developed by former Treasurer, Chuck Bethany, and it is a simple matter of filling in expenses and income on the spreadsheet on a regular basis. Proposals for hiring a private accountant to do the job was discussed, but it was found that the expenses involved were not within the HFCA budget and were unwarranted due to the fairly simple duties involved.

At this time, \$37 is needed for stamps to provide these VPOA packets. A search for Treasurer is still underway.

A list of liens held on houses in the neighborhood was received. At present there are four houses with liens (due to nonpayment of dues), some with liens for multiple years. These houses will be unable to settle until the overdue bills are paid.

At \$15 dues payment will be made in order for HFCA to be a part of the Braddock District Council.

A motion was proposed to agree to pay \$31.64 out of HFCA funds to cover the cost of the phone book. The motion was approved by the Board. The new phone books cost \$281.64, and two real estate agents paid \$250 of that for advertising their business.

Grounds (Rich Dudley): The contractor cleaned up and planted bulbs at both entrances to the neighborhood. Pansies were planted at the Roberts Road entrance, but not at the Burke Station entrance. Rich will inquire with the contractor to find out if HFCA was charged for the pansies that were not planted. Rich will also make the decision as to whether the contractor needs to do another cleanup job (\$325) again before spring. He will also do a walk-around in the near future to determine what priorities will be for the Spring Cleanup this year. Rich also is going to get the county arborist to check trees, vines, etc. in the neighborhood to help decide what needs to be trimmed or removed. He will look into whether we can plant wildflowers along the Burke Station area owned by the state and whether the state could provide them.

Architectural Control (Lee Sottile for Bob Sottile): One application was received for a house on Wheatfield to install a shed. The application will be sent to committee members soon. At this time, the members of ACC are Bob Montgomery, George Rosenkranz, Rob Mikula, Bob and Diane Galanis, and Bob Sottile.

Neighborhood Watch (Greg Gillette): submitted report attached:

- 1) Talked with Ken Danger. He will be sending us files we need to make our job easier.
- 2) He has a new way to set up the NW schedule and will also send that to us. He said it should make it easier.
- 3) Ken did not schedule the Gillettes for NW since typically the NW chair ends up doing makeups for other members during the 6-month schedule.
- 4) We sent an email to Jayne Woolf to let her know that we have taken over as NW chairs for this year (and to take Ken off the list). She will be sending us information in regards to upcoming NW coordinator meetings.
- 5) We haven't seen the kit in a while, so we will probably ask to borrow it for a day or two so we can see what activity has been recorded.
- 6) We will try to call some neighbors we know to see if we can drum up a treasurer or a secretary. We have been assigned two newsletter routes, which may end up being more than we can handle, so it's definitely to our advantage to get a new board member.

7) Received new phone books for two routes, and we'll try to get them out this week.

There was some discussion about the mobile phone used by Neighborhood Watch. Greg will investigate whether there is a need for this (expense is \$17/month), since no one ever uses it. Greg will canvass the NW group to see if most members have their own cell phone and use when doing the watch. If there still exists a need for a cell phone, Greg will look into other options with a new phone and less monthly charge.

Secretary (Kathy Gillette): There was some discussion about responsibilities of Kathy and Harry Herchert (newsletter).

Newsletter (Ginny Herchert for Harry): Articles for Harry to do the newsletter are due January 16 for January 25 or February 1 publication date. Articles can be sent to Harry at hherchert@cox.net. The dues form will be included in this newsletter and upcoming newsletters through March. Harry is interested in providing an editor's column in newsletters. He would also like to ask for comments to the editor to the email address hfca@cox.net.

Tentative Dates for 2003 Events:

Spring Cleanup	May 3	Rain Day	May 4
Spring Picnic	May 17	Rain Day	May 18
Yard Sale	September 13?		(Pete Scala to pick date from Almanac)
Fall Cleanup	October 4	Rain Day	October 5
Fall Picnic	October 18	Rain Day	October 19

Tentative Dates/Places for HFCA Board Meetings:

February 13	Gillette
March 13	Herchert
April 10	Dudley
May 8	Mikula
June 12	Cosgriff
July 10	Gillette ✓
August 14	Herchert
September 11	Dudley
October 9	Mikula
November 13	Sottile
December 11	Yen Cheng

Areas of Interest County-Wide:

Rebuilding Together – This group repairs and rehabs homes of low income homeowners. They directly impact owners and families by bringing them together with

caring people who unselfishly give of their time to accomplish a range of no-cost repairs and improvements for the elderly, frail, and those with disabilities. Volunteers are needed, so please call 703-528-5606 if you are interested. The web page is <http://www.rpjhousing.org>.

Transportation Referendum - There will be a Community Dialog on Transportation and Land Use on January 22 from 7pm-9pm in regards to the recent transportation referendum which did not pass. Discussion will be centered on why people did or did not vote for the referendum, and alternatives for transportation issues.

Renovation of Great Falls Park - Great Falls Park is in the process of having a new planning project to explore the range of resource conditions and visitor experienced. The goal of the National Park Service is to develop a General Management Plan and Environmental Impact Statement that will provide guidance on how best to protect the park's resources, serve the needs of visitors, and address the concerns of neighbors. They will work close with the general public, federal, state and local agencies, community groups, and park partners. A meeting will be held at the Great Falls Grange and Old Schoolhouse at 9818 Georgetown Pike in Great Falls on January 28 from 7pm-9pm for comments from the public. You can also provide your feedback through email to gwmp_superintendent@nps.gov. Please include Attn: Great Falls GMP Team and your name and return address in your email message.

The meeting was adjourned at 9:10pm.

Kathy Gillette
Secretary

ARTICLES OF INCORPORATION

OF

HICKORY FARMS COMMUNITY ASSOCIATION

In compliance with the requirements of Title 13.1, Chapter 2, of the 1950 Code of Virginia, as amended, the undersigned hereby associate to form a non-stock Association, not for profit, and to that end set forth the following:

ARTICLE I

The name of the Association is Hickory Farms Community Association.

ARTICLE II

The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members. The purposes for which it is formed are:

To promote the interest of the owners of properties within that certain tract of property to be known as Hickory Farms, located in Annandale District, Fairfax County, Virginia, described by metes and bounds as follows:

BEGINNING at an iron pipe set on the easterly side of Virginia Route 653 (Roberts Road), said pipe being on the southerly side of an existing 20 foot wide outlet road from the Hunt Property, thence departing Roberts Road and with the southerly side of said outlet road and Hunt, S. 80°50'29" E. 902.13 feet to an iron pipe found; thence continuing with Hunt the following courses and distances: S. 00°04'27" W. 617.48 feet to an iron pipe found; S. 80°44'57" E. 837.98 feet to an iron pipe found in the Line of Lot 3, Section One, of Fair Oaks Subdivision; thence with said Lot 3, S. 01°28'12" W. 52.99 feet to a point, said point being the southwesterly corner of Lot 2 of Fair Oaks Subdivision; thence with Lot 2, S. 88°32'58" E. 630.14 feet to an iron pipe found on the westerly side of Route 652 (Burke Station Road); thence with Burke Station Road the following courses and distances: S. 01°27'02" W. 71.65 feet to an iron pipe set; S. 27°41'02" W. 31.60 feet to an iron pipe set at the northeasterly corner of Lot 1 of Fair Oaks Subdivision; thence departing Burke Station Road and with said Lot 1, N. 88°32'58" W. 616.21 feet to an iron pipe found at the northwesterly corner of Lot 1'; thence continuing with Lot 1, the following courses and distances: S. 01°28'12"

W. 92.47 feet to an iron pipe found; S. 87°47'04" E. 2.54 feet to an iron pipe set at the northwesterly corner of the Layman Property; thence with Layman S. 00°01'25" W. 360.99 feet to an iron pipe found; thence continuing with Layman S. 05°39'34" W. 350.55 feet to an iron pipe found at the northeasterly corner of the Toole Property; thence with Toole and then Ridge Manor Subdivision, N. 87°28'52" W. 1006.24 feet to an iron pipe found; thence continuing with Ridge Manor N. 87°04'42" W. 1138.30 feet to an iron pipe set on the aforesaid easterly side of Roberts Road; thence with Roberts Road the following courses and distances: N. 20°32'01" E. 1334.90 feet to an iron pipe found; N. 00°31'25" W. 498.79 feet to the point of beginning, containing 62.2227 acres.

hereinafter referred to as "The Properties", and for this purpose:

(a) to own, acquire, build, hold, improve, sell, convey, lease, dedicate to public use, operate and maintain recreation areas, parks, playgrounds, streets and parking areas including buildings, structures and personal property incident thereto, hereinafter referred to as "The Common Properties and Facilities";

(b) to fix, levy, collect, and enforce payment by any lawful means of charges and assessments, against The Properties;

(c) to enforce any and all covenants running with the land and restrictions applicable to The Properties in any lawful manner, and to perform all of the duties and obligations of the Association set forth in any Deed of Dedication and Declaration of Covenants, Conditions and Restrictions recorded, or to be recorded in the Clerk's Office of the Circuit Court of Fairfax County, Virginia;

(d) to pay taxes, if any, on the Common Properties and Facilities and to pay all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the properties or the Association;

(e) to borrow money, to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and

(f) insofar as permitted by law, to do any other thing that in the opinion of the Board of Directors will promote the common benefit and enjoyment of the residents of The Properties.

ARTICLE III

Every person or entity who is a record owner of a fee, or undivided fee interest of any lot included within The Properties shall be a member of the Association; provided that any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a member. Ownership of the requisite property interest shall be the sole qualification for membership. Upon evidence being presented to the Board of Directors by an applicant of its ownership of a lot embraced within the aforementioned tract of ground, said applicant shall be admitted to membership.

ARTICLE IV

The Association shall have two classes of voting membership:

Class A. Class A members shall be all those owners as defined in ARTICLE III with the exception of Class B members. Class A members shall be entitled to one vote for each lot in which they hold the interest required for membership in ARTICLE III. When more than one person holds such interest or interests in any lot, all such persons shall be members, and the vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

Class B. Class B members shall be the developer and any successor to all or substantially all of the business of developing the subdivision to be known as Hickory Farms, in Annandale District, Fairfax County, Virginia. The Class B members shall be entitled to five (5) votes for each lot in which it holds the interest

required for membership under ARTICLE III, provided that the Class B membership shall cease and determine on the happening of either of the following events, whichever occurs first:

(a) when the total votes outstanding in the Class A membership equals or exceeds the total votes outstanding in the Class B membership;

OR

(b) on January 1st, 1980.

ARTICLE V

The affairs of the Association shall be managed by a Board of Directors consisting of three members who shall hold office until the election of their successor or successors.

The Board of Directors may, from time to time, by amendments to the By-Laws, increase the number of Directors and upon such increase the Board shall appoint successors to serve until the next annual meeting of the members of the Association. At the next annual meeting the Board of Directors shall be elected by the members casting votes in the proportion to which they are entitled, as set forth in ARTICLE IV.

ARTICLE VI

The Post Office address of the initial registered office of the Association is 1415 North Courth House Road, Arlington, Virginia 22216. The name of its initial registered agent is Thomas G. Mays, who is a member of the Virginia State Bar and a resident of Virginia, whose business office is 1415 North Court House Road, Arlington, Virginia, located in the County of Arlington, Virginia.

ARTICLE VII

The Association shall exist perpetually.

ARTICLE VIII

The Association may be dissolved only in accordance with Title 13.1, Section 248, Code of Virginia. The disposition to be made of the assets shall be

consonant with ARTICLE IX hereof.

ARTICLE IX

Upon dissolution of the Association, the assets, both real and personal of the Association, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. No such disposition of Association properties shall be effective to divest or diminish any right or title of any member vested in him under the recorded covenants and deeds applicable to The Properties unless made in accordance with the provisions of such covenants and deeds.

ARTICLE X

To the extent permitted by law, the Association may participate in mergers and consolidations with other non-profit Associations organized for the same purpose, provided that any such mergers or consolidations shall require the assenting votes cast at a duly held meeting of more than two-thirds (2/3) of the entire Class A membership, if any and more than two-thirds (2/3) of the votes entitled to be cast by members present or represented by proxy at the meeting.

ARTICLE XI

Any mortgage by the Association of the Common Properties and Facilities shall have the assenting votes at a duly held meeting of more than two-thirds (2/3) of the entire Class A membership and more than two-thirds (2/3) of the entire Class B membership, if any, and shall be in accordance with 13.1-246 of the Virginia Code.

ARTICLE XII

The Articles may be amended in accordance with the law, provided that the voting and quorum requirement specified for any action under any provisions of these Articles shall apply also to any amendment of such provisions, and provided further that no amendment shall be effective to impair or dilute any rights of members that are governed by the recorded covenants and restrictions applicable to The Properties, which are part of the property interest created thereby, provided said exemptions from amendment shall not be contrary to the laws of the State of Virginia.

ARTICLE XIII

The name and address of each incorporator is:

<u>Name</u>	<u>Address</u>
Charles M. Radigan	4024 N. 40th Street, Arlington, Virginia 22207
Arthur L. Cline	2726 N. Kensington Street, Arlington, Virginia 22202
Crandal W. Solbach	7010 Hector Road, McLean, Virginia 22101

ARTICLE XIV

The names and addresses of those persons who are to act as the three initial Directors until the election of their successors are:

<u>Name</u>	<u>Address</u>
Charles M. Radigan	4024 N. 40th Street, Arlington, Virginia 22207
Arthur L. Cline	2726 N. Kensington Street, Arlington, Virginia 22202
Crandal W. Solbach	7010 Hector Road, McLean, Virginia 22101