

**** HICKORY FARMS COMMUNITY ASSOCIATION ****

SPECIAL BOARD MEETING MINUTES NORTHERN PATH WALK-AROUND

Date: June 7, 2025

Time: 3:15 PM – 4:45 PM

Location: Northern Path



Meeting Summary – HFCA Northern Path Walk-Around (June 7, 2025)

A special meeting was convened on-site along the Northern Path to assess concerns related to trees, encroachments, access points, drainage, and signage. The Common Areas Committee (CAC) Chair led the walk-through, and HFCA Board and CAC members discussed liability concerns, property boundaries, maintenance needs, and access control.

Key topics included:

- Dead/dying trees that may pose safety risks or liability, including on properties abutting HFCA land (City of Fairfax and Hickory Farms residents).
- Encroachments by non-residents (e.g., unauthorized footbridge, fence extensions, planted vegetation).
- The condition and use of three access points to the Northern Path.
- Stormwater management facilities and drainage obstructions.
- Invasive species and bamboo encroachment.
- The need for better signage and boundary markers.
- Potential fencing or barriers and the pros/cons of various options.

While no formal votes were taken, the group generally supported better signage, more boundary markers, arborist assessments, and notification letters to residents and neighboring property owners. A follow-up survey will be distributed by the CAC Chair to finalize positions on open issues.

Identified Action Items

1. Signage

- Determine signage language for all three path access points (Rabbit Run, Orchard Drive, Roberts Road).
- Install new signage, particularly at the Roberts Road entrance and vertical posts.
- Replace or restore the deteriorated Rabbit Run path sign.

2. Tree Safety and Maintenance

- Schedule HFCA arborist to assess potentially hazardous trees along the path.
- Notify property owners (City of Fairfax and Hickory Farms) if trees on their land pose a danger.
- Proceed with \$2,200 tree work order with North Woods Tree Service for identified pruning/removal tasks.

3. Encroachments

- Send letter to City of Fairfax resident about “walking bamboo” encroachment.
- Confirm follow-up with property management company regarding dead tree on former Bernhardt property.
- Remove fence that blocks Still Meadow easement and encroaches on HFCA property.
- Address unauthorized footbridge and continue legal action as necessary. (UPDATE: Fairfax City resident removed it without any further action by the HFCA).
- Document but do not escalate minor fence/shrub encroachment behind shaded area.

4. Drainage

- Monitor the stormwater management facility near the recent bridge encroachment for obstruction risks.

5. Boundary Markers

- Install additional numbered HFCA boundary posts along the Northern Path.
- Affix signs to posts where appropriate to clarify property lines and limit HFCA liability.

6. Survey for Unresolved Items

- CAC Chair to send survey to participants for input on unresolved topics, including fencing options and signage language.

7. Invasive Species

- Advise resident whose back lot line contains invasive vegetation and barbed wire to clear the area.