



OUR COMMUNITY NEWSLETTER | [HICKORYFARMS.ORG](http://HICKORYFARMS.ORG) | P.O. BOX 2239, FAIRFAX, VA 22031

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Click "Join Group"

**Get the latest** on neighborhood news and events; **ask the community for recommendations** on contractors, repairmen, and professional services; find a lost item or an item's owner; receive an **advance copy** of this newsletter; and much, much more!



Thank you Bruce Bernhardt, Debbi Buchanan, Kirk Randall, Brian Roethlisberger, Kendra Seymour, and Melissa Stark for your newsletter contributions!

## WELCOME **MELISSA**

Please welcome **Melissa Stark**, the newest member of the Board of Directors. Melissa will be taking over the position of Secretary. Welcome aboard, Melissa!

## HELP **SAVE** OUR WALK/BIKE PATHS

Our community's two asphalt walking / bicycling paths are showing their age. Many areas are covered by slippery moss, and some sections have buckled as tree roots have grown over the years, creating a tripping hazard for those on foot and falling risk for bikers. We need your help to fix them.

*(Continued on page 5)*

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# COMMUNITY SOCIAL CALENDAR

## BUNCO NIGHT (2/16)

Calling all neighbors! We will be having the first **Bunco Night of 2017!**

Bunco is social dice game typically played with 12 players. It's a great way to chat with neighbors and have a little fun. No experience or skill needed to play. Please bring \$5 for the Bunco pot. Snacks and soda will be provided by our gracious hostess. If you feel inclined, please bring an adult beverage of your choice.

When: **Thursday, February 16, 7:00PM**

Where: **Debbi Buchanan's House**  
10110 Roundtop Court

RSVP: **simplydebby1@gmail.com**  
703-307-7323

We need at least 12 people to play! Hope to see you there!

## SPRING EGG HUNT (4/1)

Mark your calendars for our annual **Hickory Farms Spring Egg Hunt!**

When: **Saturday, April 1, 4:00PM**  
(rain date April 2)

More details and information to come! Get your cameras ready — the Easter Bunny has agreed to make a special appearance!

## SAVE THE DATES!

- **June 24:** Summer Kick-Off Block Party
- **Early September:** Family Movie Night
- **October 29:** Halloween Parade & Party

# HOME MAINTENANCE CHECKLIST

## JANUARY / FEBRUARY

### ☒ **Furnace & Heat Pump Filter Change:**

Replace paper/fiberglass filters. Vacuum or wash electronic filter elements. A dirty filter makes your fan work harder, using more electricity.

## MARCH

### ☒ **Fire Extinguisher Check:**

Visually check that each fire extinguisher is fully charged. You should have fire extinguishers in the garage, kitchen, and basement furnace area.

### ☒ **Dryer Vent Cleaning:**

Clean lint from both the screen behind the door and exhaust hose which leads to the outside. Lint is a fire hazard. Never use a plastic flexible vent hose – it could melt.

### ☒ **Bathroom Check:**

- Check faucets and showers for leaks. Check caulking around bathtubs and showers for areas where water may leak. Check for leaks under the toilet and sink.
- Test toilets for leakage by placing a few drops of food coloring in the tank, then wait a few hours. If you see coloring in the bowl, you should replace the tank flapper.
- Locate the Ground Fault Interrupter (GFI, usually in the electrical outlet). Press the test button and then reset.





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The lower common area path runs from between 10007 Cotton Farm and 4314 Farm House through the grassy field, passes by the children's sledding hill, and ends between 4337 and 4339 Still Meadow. The North path run from Roberts Road near the swimming pool (behind 4301 Still Meadow) to the wooded area that runs along Rabbit Run (behind 4279 Country Squire).

The Board of Directors is initiating a review to assess the extent of the damage to each path.

**It would be helpful if 2-4 other homeowners could accompany Board member Kirk Randall on a 1-1½ hour walk-thru during an upcoming weekend.**




**Please call Kirk at 703-425-0210 or email [Kirk\\_Randall@Hotmail.com](mailto:Kirk_Randall@Hotmail.com) if you can help.** Also, if you have had a good experience with a local asphalt company, please forward that information on to Kirk as well.

## KEEPING THE COMMON AREAS CLEAN

The Common Areas are part of everyone's back yard – **please do not dump debris (grass clippings, branches, or anything else) in the common areas.** Not only is it a violation of our Rules and Regulations, it is unsightly, and it attracts rats and other wild animals.

Your trash service will pick up yard debris separately for recycling from spring through fall, and it will pick up yard debris as part of your regular trash service during the winter.

Yard debris collection days are Wednesdays for Republic/AAA and Tuesdays for American.

 <h3>Professional Realtors With a Family Touch</h3>	
<h4>4 ½ % Full Service Listings</h4> <ul style="list-style-type: none"><li>✓ Full MLS</li><li>✓ State of the art internet marketing</li><li>✓ Showcase Listing's on Realtor.com</li><li>✓ Featured om Realtor.com &amp; Zillow.com</li><li>✓ "Just Listed" Postcards</li><li>✓ Open Houses with postcard announcements</li><li>✓ Full color brochures inside and out</li><li>✓ Featured listings on Listingbook.com</li><li>✓ Professional contract negotiations</li></ul>	<h4>Cash Back to All Our Buyers</h4> <ul style="list-style-type: none"><li>✓ Seller pays realtor commissions</li><li>✓ We give a portion of the commission to our homebuyers at settlement</li><li>✓ We give \$500 per \$100,000 on the sales price of resale homes <b>Example:</b> \$400,000 home = \$2,000* credit \$800,000 home = \$4,000* cash closing credit</li><li>✓ We give \$1,000 per \$100,000 on new construction homes <b>Example:</b> \$800,000 Home Purchase = \$8,000* cash credit at closing</li></ul> <small>*Based on 3% commission</small>
<p><b>Ken Danger - Realtor</b> (202) 352-3225 <u>Long Time Hickory Farms Resident</u> <b>Linda Min - Realtor</b> (703) 655-3597</p> <p> </p>	<h2>4 ½ % Full Service Listings &amp; Cash back to all buyers!</h2>



# WE NEED YOUR **HELP**

We live in an incredible neighborhood, folks, but it's only as good as we make it — together.

That's why we need your help.

If you see something in the community that's off — graffiti or vandalism, trash, abuse of the

common areas, violations of our covenants (see recent examples below) — **let the board of directors know**. Help us help keep Hickory Farms an amazing place to live.



Deborah L. Lewis, CFP®, ChFC®, MBA, CPA  
Agent, New York Life Insurance Company  
3605-D Chain Bridge Road  
Fairfax, Virginia 22030  
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Let me help you protect your family, your income and your future through comprehensive financial planning. Please contact my office if you would like more information about the products and services that we offer. **-Debbie Lewis (Your Hickory Farms Neighbor)**

Deborah L. Lewis, Financial Adviser, offering investment and advisory services through Eagle Strategies LLC, a Registered Investment Adviser. Registered Representative, offering securities through NYLIFE Securities LLC (member FINRA/SIPC), A Licensed Insurance Agency.

# 2016 HFCA INCOME & EXPENSE REPORT

INCOME	\$	EXPENSES	\$
Assessments - Current Year	29,298	Bank Fees	19
Assessments - Prior Years	0	Common Areas Maintenance	26,045
Assessments - Late Charges	400	Insurance	2,129
Interest - Checking & Reserves	8	Legal Fees	1,643
Newsletter Advertising	1,506	Miscellaneous	214
		Neighborhood Watch	116
<b>TOTAL INCOME</b>	<b>31,212</b>	Postage	283
		Printing	1,721
		Social	847
		Tax Preparation & Audit	325
		Taxes & Fees	100
<b>INCOME LESS EXPENSES</b>	<b>-2,119</b>	<b>TOTAL EXPENSES</b>	<b>33,441</b>

Notes: (1) In prior years, Annual Assessment checks received for the year following the current year were held until they could be deposited after January 1. The BOD has decided to instead deposit them as received avoiding check processing delays to homeowners. The \$15,750 of 2017 Annual Assessments processed to date will therefore be included in the 2017 Income and Expense Statement. (2) It is HFCA policy to maintain a Reserve Fund invested in low risk investments approximately equal to the Association's Annual Assessments (\$29,700). Until 2016, these funds

were invested in bank certificates of deposit valued at approximately \$23,000. The BOD decided to liquidate the CDs and transfer the Reserve Fund to the Association's checking account (year-end balance of \$41,483) in order have greater access to the funds when needed (CDs may be redeemed at only certain times of the year). The BOD intends to secure a separate savings account at our banking institution in order to segregate the Association's Reserve Funds, and transfer them to the savings account at that time.

## ARCHITECTURAL CONTROL COMMITTEE (ACC) APPROVALS

- **10122 Spinning Wheel** - Enclose Carport
- **4286 Country Squire** - Replace Garage Door & Construct Deck
- **4324 Farm House** - Replace Roof
- **4350 Harvester Farm** - Replace Windows
- **4352 Harvester Farm** - Replace Window/Door Shutters

# KNOW WHERE YOUR PROPERTY ENDS AND COMMON AREAS BEGIN

Many folks who back up to our common areas don't know exactly where their property ends and HFCA's property begins. **Here's how:** look for a buried iron pipe or rebar that is pounded into the ground at your property corners. Or, review the survey plat you received when you purchased your property.

Some Board members have noticed people placing firewood, chairs, benches, bar-b-ques, trash cans, sheds, and even boats on the Common Areas. This is not permitted.

Per our community rules, there is no dumping,

littering (including grass clippings), leaving personal items, or posting signs or announcements. The common areas may not be used for private storage or business purposes.

Please take this opportunity to review whether you have any items encroaching on the Common Area before Board members conduct their inspections and send notices of violation.

## A NEW NEWSLETTER

Neighbors — in my first go-round at producing our community newsletter, I want to: 1) thank **Kirk Randall** for all of his guidance and for producing the newsletter for so many years. And 2) I want to hear from you. I plan to make more changes in the months ahead — so what do you want to see in our newsletter? What do you like or not like? What would be useful? We have a saying at my company: "feedback is a gift." I'd love to have yours. Please email me: **donseymour@gmail.com**.

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# NO BAN ON PLASTIC YARD WASTE BAGS


By Don Seymour | You may have heard Fairfax County would be banning the use of plastic bags for yard waste — but not so, according to the county website.

**"Currently, there is not a ban on the use of plastic bags for yard waste in Fairfax County,"** says the website. "A decision to pursue a regulatory change that affects how yard waste is collected has been postponed indefinitely."

 Read more >> [fairfaxcounty.gov/dpwes/recycling/yardwaste.htm](http://fairfaxcounty.gov/dpwes/recycling/yardwaste.htm)

# BRINE VS YOUR CAR

By Kirk Randall | In the old days, our roads were treated with rock salt (calcium chloride) particles. Now, they are frequently treated with brine solution of salt, water, and magnesium chloride. The magnesium chloride is much, much more corrosive to vehicles than rock salt. The folks at Main Street Shell have noticed that cars (including brake lines!) are rusting out much more frequently when they are exposed to brine. Be sure to wash the underside of your car after being exposed to brine. The following article even recommends you keep the car outside the garage after exposure.

 Read more >> [goo.gl/zil2RB](http://goo.gl/zil2RB)

## HICKORY FARMS REAL ESTATE ACTIVITY

By Arlene Da Cruz and Dominic Da Cruz

ADDRESS	MODEL	BED	BATH	LISTING PRICE	SOLD PRICE	DAYS ON MARKET	STATUS / DATE SOLD
(1) 4375 Farm House Ln	Colonial	4	2.5	\$2,500	\$2,500	71	Rented 10/17/16
(2) 4371 Harvester Farm Ln	Colonial	3	2.5	\$480,000	-	35	Under contract - closing 2/10/17
(3) 4281 Country Squire La	Split Foyer	4	3	\$2,550	-	21	Active

- (1) Immaculate & remodeled. Kitchen w/corrian counter tops. Lg master bed. Fenced back yard.
- (2) Corner lot house on .31 acre. Sold "as is".
- (3) Split foyer, freshly painted through out, some new floors, ss appliances, 2 upgraded baths, fenced back yard, backs onto woods.

**Information provided by Arlene Da Cruz and Dominic Da Cruz - full service Realtors and Hickory Farms residents.** Arlene and Dominic are associated with Weichert Realtors and are also sole proprietors of ADC Property Services, a family-owned Property Management business managing rental properties. Contact Arlene on 571-436-6551 - [arlenemyrealtor@gmail.com](mailto:arlenemyrealtor@gmail.com) or [adcpropertieservices@gmail.com](mailto:adcpropertieservices@gmail.com).



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# 23 FAMILIES (INCLUDING OUR NEWEST NEIGHBOR) HELP NEIGHBORHOOD WATCH!

By **Debbi Buchanan** | I've had many neighbors who have contacted me asking to be removed from our roster, but only one who has asked to be added to the list. **Thank you, Will Lunsford** (our newest Hickory Farms resident)!

We have 198 homes in our beautiful neighborhood, but only 23 families helping us with this project. My plan is to start contacting neighbors directly to get them to sign up, but haven't done so yet, so if you don't want to be called out directly by me, **please take a moment to send me a note at [simplydebbi1@gmail.com](mailto:simplydebbi1@gmail.com) for more information or to ask that you be added to our list of esteemed volunteers!**

If you are already a volunteer, why don't you ask your neighbor on each side of you to sign up? We could get a large number of new people just by asking your neighbor! It's also a great way to get to know each other! How many of you don't know your neighbors? You should!

I challenge each one of you reading this newsletter to go out tomorrow evening and introduce yourself to a new neighbor! Heck, they could become your new best friend! Who knows? What have you got to lose? Nothing! Try it... please!

Thank you for helping us continue to make Hickory Farms a great neighborhood to live in.

## UPCOMING NEIGHBORHOOD WATCH SHIFTS

Fri	Feb 10	Dave Maurer	Sanjeev Munjal
Sat	Feb 11	Dave Dempster	Dawn Dempster
Fri	Feb 17	Susan Mulliner	Brenton Mulliner
Sat	Feb 18	John Verheul	Tami Verheul
Fri	Feb 24	David Froberg	Beverly Froberg
Sat	Feb 25	Wendy Chen	Tony Dong
Fri	Mar 3	<b>VOLUNTEER NEEDED!</b>	<b>VOLUNTEER NEEDED!</b>
Sat	Mar 4	Jason Zhao	Laura Feng
Fri	Mar 10	John Kitzmiller	<b>VOLUNTEER NEEDED!</b>
Sat	Mar 11	Pam Barrett	Tom Barrett
Fri	Mar 17	Jaime Gutierrez	Ed Wagner
Sat	Mar 18	Jim Marshall	Carol Marshall
Fri	Mar 24	Eric Maribojoc	Clarisa Dacanay
Sat	Mar 25	Pete Scala	Rose Scala
Fri	Mar 31	Debbi Buchanan	<b>VOLUNTEER NEEDED!</b>
Sat	Apr 1	George Rosenkranz	Bob Montgomery
Fri	Apr 7	Jeff Lindsay	Larry Rogers
Sat	Apr 8	Stefan Schwarz	Christine Schwarz
Fri	Apr 14	John Coyne	Linda Coyne
Sat	Apr 15	Rick Loranger	Judy Loranger
Fri	Apr 21	Harry Herchert	Ginny Herchert
Sat	Apr 22	Will Lunsford	<b>VOLUNTEER NEEDED!</b>
Fri	Apr 28	Brian Roethlisberger	Rob Mikula
Sat	Apr 29	Ron Arnold	Charles Walters

**Please volunteer for this important activity.** Neighborhood Watch has been proven to cut crime, and it's a great way to meet your neighbors. To join this effort, please call Neighborhood Watch Coordinator **Debbi Buchanan** at **703-978-0045** or email **[simplydebbi1@gmail.com](mailto:simplydebbi1@gmail.com)**.



# HICKORY FARMS COMMUNITY ASSOCIATION

## Board of Directors Members & Officers

President: **Bruce Bernhardt**

Vice President: **Chuck Stewart**

Treasurer: **Brenda Denny**

Secretary: **Melissa Stark**

Common Areas: **Don Lobeda**

Neighborhood Watch: **Debbi Buchanan**

Newsletter Editor: **Don Seymour**

Community Yard Sale: **Pete Scala**

Architectural Control Committee (ACC): **Brian Roethlisberger**

At Large:

**Dante Gilmer**

**John Kitzmiller**

**Kirk Randall**

Webmaster: **Bryan Crabtree**

## Valued Volunteers

HFCA Email (Listserv): **Stefan Schwarz**

Social Committee: **Kendra Seymour**

Architectural Reviews (ACC):

**Brian Roethlisberger** (Chair)

**Debbi Buchanan**

**Keith Ferguson**

**Donna Garfield**

**Ed Kiechlin**

**Kirk Randall**

**Josef Gasimov**

Newsletter Delivery: **John Kitzmiller, Heather Webb, Leslie Morrisette, Dante Gilmer, Sondra Arnold, Ed Kiechlin, Claire & Sean Coleman, Debbi Buchanan**

Homeowners are welcome to attend any Board meeting. Contact Bruce Bernhardt to make arrangements or to pass on your concerns.

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## ABRIDGED MINUTES: 12/6/16 BOARD MTG

The following is an abridged / sample version of the meeting minutes from the last HFCA Board of Directors meeting on December 6, 2016. You can read the complete minutes on **[hickoryfarms.org](http://hickoryfarms.org)**.

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**Annual Meeting Recap:** The Annual Meeting held on 10/18/2016 marked the second year in a row that sufficient homeowners attended and/or sent proxy statements to achieve a quorum. There was significant discussion and the following activities resulted:

- Volunteer group formed to solicit Deed and Declaration (D&D) change(s). Bruce obtained Opinion Letter from our attorney, and will draft language and send copies to Board Members.

- Volunteer group to conduct property inspec-

tions. Dante Gilmer volunteered to lead team.

- Board was directed to try a one year Pilot to use Property Inspection contractor. Brian Roethlisberger is drafting Statement of Work (SOW).

**ACC:** Notice of Violation Letter Summary: 18 letters sent, 6 of 18 (33%) have fully corrected issues; 4 of 18 (22%) have partially completed corrections; 8 of 18 (44%) have not made noticeable attempts to correct issues.

READ THE FULL MEETING  
MINUTES ONLINE @  
**HICKORYFARMS.ORG**