



OUR COMMUNITY NEWSLETTER | **HICKORYFARMS.ORG** | P.O. BOX 2239, FAIRFAX, VA 22031

## INSIDE: **DECEMBER 2017**

- 2017 Annual Meeting Summary (p. 3)
- 2018 Budget As Approved (p. 5)
- Board of Directors Changes (p. 7)
- ACC & Common Areas Updates (p. 7)
- Maintenance Checklist (p. 8)
- Change to Deed and Declaration Signature Drive (p. 1 & 9 — **sign & return p. 10!**)
- Garden Club Updates (p.11)

---

## CHANGE TO DEED AND DECLARATION **SIGNATURE DRIVE**

**BY BRUCE BERNHARDT, HFCA VICE PRESIDENT** | At the HFCA Annual Meeting on 10/10/2017, the drive was initiated to obtain 149 out of 198 (75%) signatures on proposed changes to our Deed of Dedication and Declaration of Covenants, Conditions and Restrictions (Deed and Declaration). Sixteen (16) signed petitions were collected which gets us to 11% of our goal.

**Over the next few months, each Hickory Farms property owner will be contacted and requested to sign the petition.**

The changes are required due to recent Vir-

*(Continued on page 9)*

## ANNUAL ASSESSMENTS **DUE**

**Your \$200 Hickory Farms Annual Assessment is due by JANUARY 1, 2018.**

**Please send check or money order, made payable to "Hickory Farms Community Association," to:**

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

- Do not mail or hand deliver your payment to the Treasurer's house.
- Write the house number and street name of your property on your check.
- Moved? New homeowner? Email the owner's name, address, and telephone number to **Kirk\_Randall@Hotmail.com**.
- Renters and tenants, please give this notice to your landlord.

For more information on assessments and penalties for late payment, see page 12.

If you have not received your postcard bill by December 15, please contact Treasurer **Tom DeMott** at **treasurer@hickoryfarms.org**.

A big thank you goes to **Brand Niemann** (Still Meadow) who aided in the preparation and mailing of the annual assessment postcards for the past several years.

**Solutions**

## KITCHEN & BATH REMODELING

*Elegant Designs and Affordable Prices*



Alex Hamilton, Owner | 703-906-6525 | [solutionsofva@gmail.com](mailto:solutionsofva@gmail.com)

**HAMILTON CONSTRUCTION SOLUTIONS, LLC** | VA 2705111376A

## VOLUNTEERS NEEDED

We need volunteers to quickly fill two roles for the community: **Newsletter Editor** and **Social Committee Chair**. Compiling, producing, and printing the newsletter takes only a few hours each month. There's an excellent social committee already in place—we just need someone to manage it. If you're interested in either position on the HFCA, please email [hfca@hickoryfarms.org](mailto:hfca@hickoryfarms.org). We'd love to have you!

## Landscape + Tree Service specialists

- Complete Lawn Services
- Spring cleanups and Mulching
- Shrub Pruning and Maintenance
- Tree pruning/trimming
- Tree removals
- New Tree plantings
- Fall Leaf Cleanups
- Paver Walkways, Patios and Driveways
- Retaining Walls

**Fast/  
Free  
Estimates**

Member  
International Society of Arboriculture  
Certified Arborist #PD-0352 Todd Patten

**Professional Property Maintenance Inc.**

Since 1991 **703-273-9626**  
[www.ppmlandscapes.com](http://www.ppmlandscapes.com)



# 2017 ANNUAL MEETING

## SUMMARY

### By **JOHN KITZMILLER, HFCA SECRETARY** |

The HFCA 2017 Annual Meeting was held on Tuesday, October 10, 2017 at Green Acre Community Center. Based on the number of attendees and the number of proxy statements received by the HFCA Secretary, a 25% quorum was confirmed in order to continue the meeting.

Elections were held for 2018 Board of Directors positions. Several members of the 2016 Board did not to seek re-election and one new volunteer stepped forward. The following slate of candidates was elected by acclamation:

Bruce Bernhardt	John Kitzmiller
Debbi Buchanan	Kirk Randall
Tom DeMott	Brian Roethlisberger
Dante Gilmer	Melissa Stark
Telah Jackson	Chuck Stewart

The 2018 budget was affirmed unanimously as submitted. The Annual Assessment was increased, for the first time in eight years, to \$200 per lot, with the unanimous endorsement of attendees. The 2018 assessment is due 1/1/2018.

Current efforts to remove bamboo and other invasive plants from the common areas, and a plan to expand those efforts, were endorsed. These efforts were reflected in increases to the budget for 2018.

The number of social events increased in 2017, and additional funding was approved for such events in 2018.

A more systematic, detailed inspection of HFCA properties was conducted in 2017. The overwhelming number of properties in Hickory Farms were found to be well maintained. For those found to be in violation of our Restrictive Covenants and Rules and Regulations, all received letters requesting corrections. Many have been either corrected violations or provided plans have been submitted to the ACC Board on how and when the corrections will

be made. Next property inspection is targeted for April 2018.

In years past, HFCA had the power to assess financial penalties against homeowners found to be in violation of HFCA Restrictive Covenants and Rules and Regulations. New interpretations of the laws governing homeowner associations in Virginia removed the ability to assess these penalties. As a result, HFCA had no way to encourage homeowner compliance without initiating a lawsuit against the violators. (It was noted that no lawsuits had been initiated in a number of years.)

Amendments to the HFCA Deed of Dedication and Declaration of Covenants, Conditions and Restrictions were drafted by our attorney to restore the ability of HFCA to impose penalties on violators. An Instrument for Homeowner Agreement for Amendment of Declaration of Covenants, Conditions and Restrictions was prepared and will need to be signed by the owners of at least 75 percent of the 198 properties (149 out of 198) in Hickory Farms in order for the amendments to become effective. All parties to the deed to a property must sign the instrument.

It had been noted that many visitors from in nearby neighborhoods make use of the Northern Path on HFCA common grounds. Signs have been installed along the Northern Path, noting the path is HFCA property and those using the path do so at their own risk, to give HFCA some protection against lawsuits.

A new mowing contractor, at competitive pricing, is being sought so that common areas will be better maintained.

Efforts are also underway to increase the number of teams serving on the Neighborhood Watch. A total of 50 teams are needed so that assignments will be once every six months! NW is currently around 30 teams. If NW cannot be fully staffed, HF may need to reevaluate having a neighborhood Watch.

Detailed minutes of the meeting will be posted to the HFCA website, **[hickoryfarms.org](http://hickoryfarms.org)**.





**Plumbing, Heating and Cooling**

**CALL NOW 703.352.2701 or (800) 2-CLOVER**

**Service@ cloverco.com | www.cloverco.com/service**  
**Community members get 5% discount on all service calls.**



Call Today  
for Your  
**FREE** Estimate!

**(703)499-8654**

[www.SunshineContractingCorp.com](http://www.SunshineContractingCorp.com)



- Family Owned & Operated
- Lifetime Warranties
- In-House Crews
- 0% Financing Available

**SENIOR, MILITARY, GOVERNMENT, POLICE & FIREFIGHTER DISCOUNTS AVAILABLE**



**20% OFF**  
all Hickory Farms  
Projects!  
\*Must be presented at time of estimate

# Hickory Farms Community Association **2018 BUDGET**

<b>Income</b>	
Annual Assessments (198 homes at \$200 each)	\$39,600
Late Fees	500
Interest - Checking	-
Interest - Money Market Acct	-
Legal Costs/Fees	-
Advertising	300
Other	-
<b>Total</b>	<b>\$40,400</b>
<b>Expenses</b>	
Tax Preparation/Audit	\$400
Bank Charges	50
Director's Insurance	1,850
Liability Insurance	500
Surety Insurance	275
Legal Fees	2,000
Common Grounds Maintenance	23,000
Common Grounds Improvement	7,000
Common Grounds Remediation	4,000
Administrative Fees	300
Social	1,500
Neighborhood Watch	150
Printing	1,700
Taxes/Fees	300
Postage	250
<b>Total</b>	<b>\$43,275</b>
<b>Net Income (loss)</b>	<b>(\$2,875)</b>
<p>The 2018 budget and setting of the 2018 annual assessment were approved by the Hickory Farms Board of Directors on October 3, 2017. Under the Hickory Farms Bylaws and the Virginia Property Owners Association Act, the Board of Directors must approve a budget and set an annual assessment for the forthcoming year. This budget was affirmed by the members at the October 10, 2017 Annual Meeting.</p> <p>See page 3 for a summary of the Annual Meeting, or visit <b><a href="http://hickory-farms.org">hickory-farms.org</a></b>.</p>	



# Fairfax MEMORIAL



## Fairfax Memorial Park

Contact us for cremation or traditional burial information

(703) 323-5202 – [www.fmpark.com](http://www.fmpark.com)

## Fairfax Memorial Funeral Home & Crematory

Contact us for funeral and cremation services

(703) 425-9702 – [www.fmfh.com](http://www.fmfh.com)



## Professional Realtors With a Family Touch

### 4 ½ % Full Service Listings

- ✓ Full MLS
- ✓ State of the art internet marketing
- ✓ Showcase Listing's on Realtor.com
- ✓ Featured om Realtor.com & Zillow.com
- ✓ "Just Listed" Postcards
- ✓ Open Houses with postcard announcements
- ✓ Full color brochures inside and out
- ✓ Featured listings on Listingbook.com
- ✓ Professional contract negotiations

### Cash Back to All Our Buyers

- ✓ Seller pays realtor commissions
- ✓ We give a portion of the commission to our homebuyers at settlement
- ✓ We give \$500 per \$100,000 on the sales price of resale homes  
**Example:** \$400,000 home = \$2,000\* credit  
\$800,000 home = \$4,000\* cash closing credit
- ✓ We give \$1,000 per \$100,000 on new construction homes  
**Example:** \$800,000 Home Purchase = \$8,000\* cash credit at closing

\*Based on 3% commission

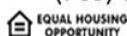
### Ken Danger - Realtor

(202) 352-3225

Long Time Hickory Farms Resident

### Linda Min - Realtor

(703) 655-3597



**4 ½ % Full Service Listings  
& Cash back to all buyers!**

## BOARD OF DIRECTORS & VOLUNTEER CHANGES

**BY KIRK RANDALL** | At the October Annual Meeting, the association members reelected **Bruce Bernhardt, Debbi Buchanan, Tom DeMott, Dante Gilmer, John Kitzmiller, Kirk Randall, Brian Roethlisberger, Melissa Stark, and Charles "Chuck" Stewart** to the Board of Directors. At the November meeting of the Board of Directors, all of these members - with the exception of Bruce and Chuck - volunteered to continue in their current positions for another year. Bruce and Chuck, however, agreed to switch positions. So, effective December 1, Chuck is the new HFCA President and Bruce is now Vice President. Cotton Farm resident **Telah Jackson** was also elected to the Board and has taken an At-large position.

We'll also soon bid farewell to Farm House residents **Don and Kendra Seymour** as they move a few miles down the road in Fairfax. Both Don and Kendra did outstanding jobs in their positions as Newsletter Editor and Social Committee Coordinator, respectively. If you would like to volunteer for either Don's or Kendra's positions, contact Bruce or Chuck at **HFCA@HickoryFarms.org**.

Let's not forget our other community volunteers: **Bryan Crabtree**, who manages our web site; **Pete Scala** who coordinates our Fall community yard sale; **Stefan Schwarz** who is our listserv/email coordinator; Architectural Control Committee members **Brian Roethlisberger** (Chairperson), **Keith Ferguson, Donna Garfield, Ed Kiechlin, Kirk Randall, Debbi Buchanan, and Josef Gasi-mov**; and the Newsletter delivery crew **Son-dra Arnold, Debbi Buchanan, Claire & Sean Coleman, Dante Gilmer, Ed Kiechlin, John Kitzmiller, and Heather Webb**.

The current Board size and number of community volunteers is the largest - EVER! As we enter our fifth decade as a community, Hickory Farms will continue to be a wonderful community for young and old alike, in large part thanks to our volunteers. Please give all these folks a hearty thank you the next time you see them!

## ACC UPDATE

These are improvements to the neighborhood that were submitted to the Architectural Control Committee (ACC) for review:

### RECENT APPROVALS

- **4330 Still Meadow:** Install Retaining Wall and New Garden Shed
- **4330 Still Meadow:** Install Second Retaining Wall
- **10117 Round Top:** Install Pavers Between Sidewalk and House.

## COMMON AREAS UPDATE

The board voted Commercial Landscaping Services (CLS) as the new landscaping company for 2018.

Two new Northern Path signs and two Rabbit Run/Resource Protection Area signs will be placed along our paths in December.



## COMMUNITY KUDOS

A big shout-out to the social committee for organizing another wonderful Halloween parade and party. Turnout was great, everyone had fun, and the setup gets better every year. Thank you!



Deborah L. Lewis, CFP®, ChFC®, MBA, CPA  
Agent, New York Life Insurance Company  
3605-D Chain Bridge Road  
Fairfax, Virginia 22030  
(703) 352-8983  
dllewis@ft.newyorklife.com  
www.deborahllewis.com

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.

## MAINTENANCE CHECKLIST

- ☑ **Turn off outside water faucets** using the inside shutoff valves; open the faucets to drain water; drain hoses.
- ☑ **Lawn mower shutdown:** after cutting the lawn for the last time this season, add a bit of gas stabilizer to the fuel. Let the mower run out of gas. Remove and clean the spark plug (don't replace it just yet!). Change the oil. Replace the air filter. Remove and sharpen the blade. Scrape off grass clippings under the deck, and apply a light coating of oil. Squirt a spoonful of oil in the cylinder and pull the starter rope a few times to coat the cylinder wall. Replace the spark plug.
- ☑ **Clean out gutters:** overflowing gutters lead to erosion and wet basements.
- ☑ **Schedule furnace checkup.**
- ☑ **Dehumidifier shutdown:** clean out the dehumidifier bucket and vacuum the coils.
- ☑ **Test water overflow alarms:** avoid floods by placing water overflow alarms near your washing machine, hot water heater, etc.
- ☑ **Test smoke alarms & carbon monoxide detectors:** we recommend you replace smoke alarm batteries and don't wait for them to die. Open each unit and vacuum dust that could interfere with operation. Replace when indicated on instructions.
- ☑ **Check your fire extinguishers:** you should have one on each floor and in the garage. Make sure the pressure dial indicates green; if not, replace it. Check the manufacture date and replace when more than 12 years old.

For more tips, see [hickoryfarms.org](http://hickoryfarms.org).



(Continued from page 1, **Change to Deed and Declaration Signature Drive!**)

ginia court decisions which now require an express authorization in a Homeowners Association Deed and Declaration document for assessment of charges for restrictive covenant violations. Our current HFCA Rules and Regulations contain charges for restrictive covenant violations and they are aligned with Virginia Property Owner Association Act (VPOAA) provisions. However, without the amended Deed and Declaration changes, the Rules and Regulation provisions cannot be enforced.

The overwhelming number of property owners in Hickory Farms are in compliance with our restrictive covenants. When a property owner is in violation, there are three actions our Association can take:

#1 – Inform the property owner of the violation and work out a correction plan. This is the preferred option and works almost all of the time.

#2 – Assess charges for violations of the restrictive covenants. This provides incentive for property owner action without both our Association and the individual property owner incurring legal costs. **This option has been impacted by recent court decisions and is not currently valid.**

#3 – Initiate court action to force compliance with restrictive covenants. This is very costly and time consuming. We currently have no pending court actions.

The Board of Directors and Architecture Control Committee volunteers work very hard to resolve all restrictive covenant issues without resorting to options #2 and #3 above. However, every once in a while, a property owner will not comply and the need arises to proceed to options #2 and #3.

### How you can help:

**Step 1:** If you haven't reviewed our HFCA property documents recently, please go to **[www.hickoryfarms.org](http://www.hickoryfarms.org)** and review our Deed

and Declaration document and Rules and Regulations document. All key documents are available on our website for your information and review.

**Step 2:** Included in this newsletter (on the back side of this page, Page 10) is a copy of the Instrument for Owner Agreement to Amendment of Declaration of Covenants, Conditions and Restrictions. **Please print out this page, sign the document (if property is owned by two co-owners, include both names and signatures), and send to:**

**HFCA Deed and Declaration Drive  
c/o HFCA  
P.O Box 2239  
Fairfax, VA 22031**

In each HFCA Newsletter going forward, progress will be reported until we reach our goal of 75% property owner signatures! If you have any questions regarding the Deed and Declaration Amendment, please call Bruce Bernhardt, 703-989-0751.

We all have a stake in keeping Hickory Farms a well maintained, safe, great place to live as well as continuing the consistent trend of all our properties increasing in value over time.

## YOUR SIGNATURE IS NEEDED

On Page 10 is a copy of the Instrument for Owner Agreement to Amendment of Declaration of Covenants, Conditions and Restrictions. Please sign and return to:

HFCA Deed and Declaration Drive  
c/o HFCA  
P.O Box 2239  
Fairfax, VA 22031

If property is owned by two co-owners, please include both names and signatures.

**INSTRUMENT FOR OWNER AGREEMENT TO  
AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF HICKORY FARMS COMMUNITY ASSOCIATION**

The undersigned Owner(s) of the Lot in HICKORY FARMS COMMUNITY ASSOCIATION listed below, hereby execute(s) this instrument to evidence his/her/their agreement to amend the DEED OF DEDICATION AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, of HICKORY FARMS COMMUNITY ASSOCIATION in the following manner:

**First**, to amend Article V, Section 1 by adding a new subsection (g), which states as follows: (A portion of the existing text follows in brackets for purposes of context; the new language is double-underlined)

[ARTICLE V - PROPERTY RIGHTS]

[Section 1. Owners' Easements of Enjoyment. Every member shall have a right and easement of enjoyment in and to the Common Area and such easement shall be appurtenant to and shall pass with the title to every assessed lot, subject to the following provisions:]

(g) the right of the Association to assess charges for rules violations in accordance with provisions of the Virginia Property Owners Association Act, as the same may be amended from time to time, or in accordance with any other provision of Virginia law that may authorize assessment of such charges, as is more fully described in Article VIII, Section 1 hereof.

**Second**, to amend Article VIII, Section 1 by adding a new subsection (g), which states as follows: (The new language is double-underlined)

Article VIII, Section 1:

Section 1. Enforcement. (a) The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

(b) In addition, the Board of Directors shall have the authority to assess charges for violations of the Declaration or Bylaws of the Association and and/or of the Rules and Regulations adopted pursuant to authority given in those documents, in accordance with provisions of the Virginia Property Owners Association Act as the same may be amended from time to time, or in accordance with any other provision of Virginia law that may authorize assessment of such charges.

**I/We agree to the adoption of these Amendments:**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Co-Owner (if any)    Date

\_\_\_\_\_  
Owner's Name Printed

\_\_\_\_\_  
Co-Owner's Name Printed (if any)

Address of Home: \_\_\_\_\_

## NEIGHBORHOOD WATCH SCHEDULE

Fri	Dec 8	Ron Arnold	Charles Walters
Sat	Dec 9	Dave Dempster	Dawn Dempster
Fri	Dec 15	Susan Mulliner	Brenton Mulliner
Sat	Dec 16	David Froberg	Beverly Froberg
Fri	Dec 22	David Cain	
Sat	Dec 23	Will Lunsford	
Fri	Dec 29	John Coyne	Linda Coyne
Sat	Dec 30	Rick Loranger	Judy Loranger

**We working to enlist 50 residents/teams on the roster!** Contact **Debbi Buchanan** at **703-307-7323** or **simplydebby1@gmail.com** for info or to be added to the roster.

---

## GARDEN CLUB UPDATES ROBERTS ROAD ENTRANCE CORNERS

On October 26th, **Bob** and **Judy Cosgriff** along with **Melissa Stark** updated the Hickory Farms entrance corners on Roberts Road with additional flowers.

Over the past year and a half, extensive volunteer efforts were expended on making both the Roberts Road and Burke Station Road entrances to Hickory Farms more inviting and colorful.

Next time you see Bob, Judy and Melissa, please thank them for their efforts!

If you would like to assist with updating the entrance corners in spring and fall, please send an email to **hfca@hickoryfarms.org** and you will be contacted!



## CHECK OUT OUR ADVERTISERS!

You'll notice on most even number pages a series of advertisements from local businesses—both residents and others from nearby communities. These folks help fund our newsletter and other activities, so be sure to check them out!



## JOIN OUR EMAIL LISTSERV

There's no better way to stay in touch with the Hickory Farms community than our email listserv: **Visit [hickoryfarms.org](http://hickoryfarms.org) & click "Hickory Farms Listserv" on the left to join.**

**Get the latest** neighborhood news and events; **ask for recommendations** on contractors, repairmen, and services; receive an **advance copy** of this newsletter; and much more!

## \$200 ANNUAL ASSESSMENTS DUE 1/1/18

Please send check or money order for \$200 to **HFCA, P.O. Box 2239, Fairfax VA 22031**. Payments not postmarked or in possession of the Treasurer by 1/7/18 are late and the homeowner will be charged \$50. Payments received after 1/7 that do not include the \$50 charge (total of \$250) will be returned for non-payment. On 2/1/18, delinquent accounts will be turned over to attorneys for collection. See **[hickoryfarms.org](http://hickoryfarms.org)** for more info.

## VOLUNTEERS NEEDED

We need volunteers to quickly fill two roles for the community: **Newsletter Editor** and **Social Committee Chair**. Compiling, producing, and printing the newsletter takes only a few hours each month. And there's an excellent social committee already in place—we just need someone to manage it. If you're interested in either position on the HFCA, please email **[hfca@hickoryfarms.org](mailto:hfca@hickoryfarms.org)**. We'd love to have you!

---

## HFCA BOARD & VOLUNTEERS

### MEMBERS & OFFICERS

President: **Chuck Stewart**

Vice President: **Bruce Bernhardt**

Secretary: **John Kitzmiller**

Common Areas: **Melissa Stark**

ACC: **Brian Roethlisberger**

Treasurer: **Tom DeMott**

Assistant Treasurer: **Dante Gilmer**

At Large - Neighborhood Watch: **Debbi Buchanan**

At Large: **Telah Jackson**

At Large: **Kirk Randall**

At Large: **John Kitzmiller**

Webmaster: **Bryan Crabtree**

Community Yard Sale: **Pete Scala**

### VALUED VOLUNTEERS

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

Newsletter Editor: **Don Seymour**

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**, **Dante Gilmer**, **Sondra Arnold**, **Ed Kiechlin**, **Claire & Sean Coleman**, **Debbi Buchanan**

---

## EMAIL US

HFCA Board: [hfca@hickoryfarms.org](mailto:hfca@hickoryfarms.org)  
Melissa: [commonareas@hickoryfarms.org](mailto:commonareas@hickoryfarms.org)  
Brian: [acc@hickoryfarms.org](mailto:acc@hickoryfarms.org)  
Tom: [treasurer@hickoryfarms.org](mailto:treasurer@hickoryfarms.org)  
Don: [newsletter@hickoryfarms.org](mailto:newsletter@hickoryfarms.org)  
Bryan: [webmaster@hickoryfarms.org](mailto:webmaster@hickoryfarms.org)



Thank you Bruce Bernhardt, John Kitzmiller, Kirk Randall, Melissa Stark, and Mrs. Stewart for your newsletter contributions this month!