



HICKORY FARMS COMMUNITY NEWSLETTER

The Lower Common Sledding Hill

HICKORYFARMS.ORG

P.O. BOX 2239, FAIRFAX, VA 22031

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Hickory Farms Board Calendar

For Board meeting locations, see page 16 and please contact a Board member.

- Oct. 08 - Board of Directors Meeting
- Oct. 29 - Annual HFCA Meeting (Green Acres, Cafeteria)

Saturday Social Calendar 2019 Come Join Us in the Upper Commons!

- Oct. 05 - HFCA Yard Sale (See page 4)
- Oct. 19 - Monster Mash Party, All Ages
- Dec. 15 - 18 - Holiday Decorating Contest, Voting & Awards, All Ages

2020 Budget Information 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. The Hickory Farms Board of Directors reviewed the 2020 budget and concluded a \$250 annual assessment was needed. This increase from \$200 to \$250 is needed to replenish the reserve fund.

The 2020 budget and the increase of the 2020 annual assessment to \$250 were approved by the HFCA Board of Directors on September 09, 2019.

In addition, on September 09, 2019, the Board approved a revision to our Rules and Regulations authorizing it to assess a fee for the preparation and delivery of a disclosure packet each time a home is sold. The Board also approved a fee of \$146.71 for the disclosure packet, which is the amount authorized by the Common Interest Community Board in Richmond, to take effect on January 1.

For more information, see the HFCA 2020 Budget on page 10 or come to the HFCA annual meeting.

Annual HFCA Board Meeting

On Thursday, October 29, 2019, 7:30 – 9:30 PM, in the Green Acres cafeteria, 4401 Sideburn Rd., Fairfax, VA 22030, the Hickory Farms Community Association 2019 Annual Meeting will take place.

The Board members will give reports on their activities during 2019 and answer your questions. See page 11 for the agenda.

If you are unable to attend, please use the proxy ballot on page 12. The ballot has instructions for returning your proxy ballot by mail, Email, or asking an attending neighbor to bring it to the meeting.

See you at the meeting!

Rabbit Run Trail

An important piece of our common grounds is the stream valley woodland along Rabbit Run. Many residents use the trail; however, over the years, the creek has become deeper due to runoff from adjacent properties. This process was accelerated by recent development adjacent to Hickory Farms: Burke Station Court, the two large houses, and now the Carr Brothers' "Stonewood" development of seven large, single-family homes on Burke Station Road. Although all of these developments satisfied storm water management requirements in place at the time of construction, they significantly altered the natural environment. In aggregate, they contributed to the increased pace of erosion in the main stream of Rabbit Run as well as its feeder watercourses.

The Board of Directors has been concerned about this problem for some time. Board members met with representatives from the Fairfax County Soil and Water Conservation District and Fairfax City (in connection with Stonewood) to address our concerns. The next step is to engage a Professional Engineer to identify specific problem areas, determine causes, and provide remedial steps and cost estimates. This consulting process will start soon, but it will take some time to work through. We will keep the community posted on developments as they occur.

The Board of Directors asks residents to exercise caution when using the Rabbit Run trail and bridges, especially on the first half of the trail leading north from Cotton Farm Road up to the final footbridge. There is one area where the bank is undercut very close to the narrow trail, with a 5'-6' drop-off. While all the bridges are presently intact, the watercourses under them are much deeper than in the past and the beams no longer have as much support on either bank because of increased erosion.

Again, if you plan to use the Rabbit Run trail, please exercise caution!



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Hickory Farms Residents

Please let the Social Committee know about any newly arrived homeowners or any new renters, so that the Social Committee can be sure to welcome all newcomers! Please email any newcomer's address to social@hickoryfarms.org.

Annual Nominating Committee The annual nomination process for HFCA Board Members and Officers is now underway. HFCA-ACC Chairperson and Board member, Pam Barrett, is the 2020 Nominations Committee Chairperson. If you would like to serve with Pam, please contact her at 703-978-2132 or Pam1026@aol.com.

If you would like to nominate yourself or a neighbor for a Board position, please contact Pam so she can include the candidate's name on the nominations slate to be voted on at our Annual Meeting on October 29th. Nominations will also be accepted from the floor at the Annual Meeting. To see who is currently on the Board of Directors, [please click here](https://hickoryfarms.org/archive/index.php). (<https://hickoryfarms.org/archive/index.php>) Please Note: Some of these volunteers may not be running for reelection.

Dozens of volunteers have stepped forward over the past 43 years to make Hickory Farms the wonderful place it is today. Please consider volunteering this year as a member of the Board of Directors and continue our record of great community service.





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Community Yard Sale on Saturday, October 5th!

It's been TWO YEARS(!) since the last community yard sale. Here is your opportunity to sell what you no longer want!

We plan to hold the HFCA Community Yard Sale Saturday, October 5, from 8 AM to noon.

I'll set up advertising, get the word out, hand out maps, post signs. All you have to do is put stuff out in your yard marked to sell.

IT'S NOT HARD!!

There will be a small fee to cover the advertising (usually about \$10, but it depends how many people sign up).

If you'd like to participate, please let me (Pete Scala) know – call me at (703) 764-0730 or send me an e-mail at scalapr@verizon.net.

Pete Scala

(OBTW, while the yard sale starts at 8 AM, people will actually begin to show up about 6 AM!!)



Make your 1st call to HFCA newsletter advertisers. You will be glad you did!



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at 10 a.m.

and

Thursday, December 5, 2019

at 10 a.m.

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Questions: Anne Reed 703-273-4357 or holidaytunesfortots@gmail.com



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Neighborhood Watch Schedule October to September 2019

- Neighbors Who Care -

| Day | Date | 1st Person | 2nd Person |
|-----|--------|-------------------|------------------|
| Fri | Oct 4 | David Cain | |
| Sat | Oct 5 | George Rosenkranz | Bob Montgomery |
| Fri | Oct 11 | Ron Arnold | Charles Walter |
| Sat | Oct 12 | Dave Dempster | Dawn Dempster |
| Fri | Oct 18 | Bruce Bernhardt | Nancy Bernhardt |
| Sat | Oct 19 | Jim Marshall | Carol Marshall |
| Fri | Oct 25 | Kirk Randall | Albert Chong |
| Sat | Oct 26 | Jim Bever | Barbara Bever |
| Fri | Nov 1 | Susan Mulliner | Brenton Mulliner |
| Sat | Nov 2 | David Froberg | Beverly Froberg |
| Fri | Nov 8 | Debby Buchanan | Michelle Bush |
| Sat | Nov 9 | Mark Jean-Pierre | |
| Fri | Nov 15 | John Kitzmiller | |

| Day | Date | 1st Person | 2nd Person |
|-----|--------|----------------------|----------------|
| Sat | Nov 16 | Rick Loranger | Judy Loranger |
| Fri | Nov 22 | Harry Herchert | Ginny Herchert |
| Sat | Nov 23 | Jason Zhao h | Laura Feng |
| Fri | Nov 29 | Kirk Randall | Albert Chong |
| Sat | Nov 30 | Lei Zhu | Maggie Zhu |
| Fri | Dec 6 | Brian Roethlisberger | Rob Mikula |
| Sat | Dec 7 | Tony Dong | |
| Fri | Dec 13 | David Tropiano | Sarah Tropiano |
| Sat | Dec 14 | Tom Barrett | Pam Barrett |
| Fri | Dec 20 | David Cain | |
| Sat | Dec 21 | Jim Marshall | Carol Marshall |
| Fri | Dec 27 | Lt Trieu | Will Lunsford |
| Sat | Dec 28 | Pete Scala | Rose Scala |

Architectural Control Committee Activities

April 9- May 14

Improvement Applications and Approvals

1. Storage Shed- 4344 Still Meadow Rd.
2. New roof with vents - 10111 Spinning Wheel Ct.
3. New very large patio- 4317 Still Meadow Rd.
4. New steps, new walkway, driveway expansion
- 4296 Country Squire Lane
5. New fence - 4335 Farm House Lane
6. Fence paint -4381 Harvester Farm Lane

VPOAA inspections

4352 Harvester Farm Lane

May 15-June 11

Improvement Applications and Approvals

New siding, windows and front entry door
- 4278 Country Squire Lane

VPOAA inspections

4338 Fann house Lane

10118 Spinning Wheel Ct.

June 12 - July 9

Improvement Applications and Approvals

1. Deck Repairs - 4375 Farm House Lane
2. New Fence - 4338 Farm House Lane

July 10 - August 13

Improvement Applications and Approvals

1. Driveway widening and carport enclosure
- 4375 Farm House Lane
2. New shed - 4375 Farm House Lane

VPOAA inspections

1. 10020 Cotton Farm Road

Make your 1st call to HFCA newsletter advertisers. You will be glad you did!



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would like to **THANK YOU** for letting us service your lawn maintenance needs for 32 years. The weather is getting warmer, there is lots to do and your lawn needs attention too. Let The Outdoor Man enhance your landscapes. We do more than just cut, we <> CARE<> about your lawn and

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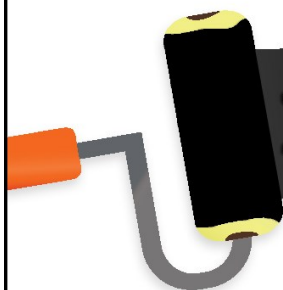
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Projects!
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Hickory Farms Community Association (HFCA) Proposed 2020 Budget

| | |
|---------------------------------|---------------------|
| Income | |
| Annual Assessment - 2020 Year | \$ 49,500.00 |
| Annual Assessment - Pre-Paid | |
| Late Fees | |
| Interest - Checking | \$ 12.00 |
| Legal Fees/Liens | |
| Advertising | \$ 1,200.00 |
| VPOAA Disclosure Package Fees | \$ 881.00 |
| Total Income | \$ 51,593.00 |
| Expenses | |
| Common Grounds Maintenance | \$ 23,690.00 |
| Common Grounds Improvement | \$ 6,090.00 |
| Common Grounds Remediation | \$ 4,120.00 |
| Legal Fees | \$ 2,060.00 |
| Printing | \$ 1,545.00 |
| Social | \$ 1,545.00 |
| Neighborhood Watch | \$ 206.00 |
| Management Liability Insurance | \$ 2,060.00 |
| Commercial Crime Insurance | \$ 618.00 |
| General Liability Insurance | \$ 309.00 |
| Tax Preparation/Audit | \$ 335.00 |
| Taxes & Government Charges/Fees | \$ 247.00 |
| Administrative Fees | \$ 824.00 |
| Bank Charges | \$ 52.00 |
| Postage | \$ 258.00 |
| Strategic Projects | \$ 2,000.00 |
| Capital Refresh | \$ 2,200.00 |
| Total Expenses | \$ 48,159.00 |
| | |
| Net Income or (Loss) | \$ 3,434.00 |

Notes:

1. \$25,180.80 Reserve Fund as of 9/11/2019 – It is HFCA policy to maintain a reserve fund invested in low risk financial instruments.
2. The 2020 budget and setting of the 2020 annual assessment were approved by the HFCA Board of Directors on September 09, 2019. The 2020 annual assessment is \$250.00. 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.
3. On September 9 2019, the Board approved a revision to our Rules and Regulations authorizing it to assess a fee for the preparation and delivery of a disclosure packet each time a home is sold. The Board also approved a fee of \$146.71, which is the amount authorized by the Common Interest Community Board in Richmond, to take effect on January 1.

Hickory Farms Community Association 2019 Annual Meeting

DATE: Thursday, October 29, 2019; TIME: 7:30 – 9:30 PM

**LOCATION: Green Acres (in cafeteria),
4401 Sideburn Rd., Fairfax, VA 22030**

AGENDA

1. Opening, Welcome and Introductions
2. Quorum Verification
3. Volunteer Recruitment
4. 2020 Board of Directors Election (Note: Starts after Quorum Verification)
5. Approve 2019 Annual Meeting Minutes
6. Budget:
 - a. On September 9, 2019, the Board approved a revision to our Rules and Regulations authorizing it to assess a fee for the preparation and delivery of a disclosure packet each time a home is sold. The Board also approved a fee of \$146.71, which is the amount authorized by the Common Interest Community Board in Richmond, to take effect on January 1. The Board seeks affirmation of the members for these actions.
 - c. 2019 Actual vs. Estimate, and 2020 Estimate
 - d. Discussion
 - e. Vote to affirm 2020 Assessment Amount of \$250
7. 2019 Review:
 - a. Architectural Control Committee
 - b. Common Areas
 - c. Neighborhood Watch
 - d. Deed of Dedication and Declaration Changes
 - e. North Path
 - f. Social Committee
 - g. Strategic Plan
 - h. Discussion
8. 2020 Initiatives:
 - a. Strategic Common Area Plan
 - b. Discussion
9. Open Floor Discussion
10. Volunteer Recognition
11. Adjournment (9:40 PM)
12. Room closes at 10:00 PM

2019 Hickory Farms Community Association Annual Meeting Proxy
For the Annual Meeting to Be Held Tuesday, October 29th at 7:30 PM
Green Acres Center - 4401 Sideburn Road

Under the provisions of the Hickory Farms By-Laws, we need you in person at the Annual Meeting or your proxy in order to have a quorum at the Annual Meeting.

By email – Scan a completed and signed copy of this Proxy to Secretary at hfca@hickoryfarms.org

By Paper Proxy - Deliver or mail this signed paper proxy to Secretary, John Kitzmiller, at 4363 Harvester Farm Ln. by Monday, October 28th or have it delivered to the Secretary in person at the Annual Meeting.

Choose One Proxy Option:

I. Quorum Purposes Only Proxy: Check Here____. No votes cast on my behalf.

II. Undirected Proxy: I, _____, homeowner and member of the Hickory Farms Community Association (HFCA), appoint the Secretary of the HFCA, or (print their name) _____ to be my proxy with all of the powers I would have if I were present, and cast my vote on any matter which may arise during the HFCA Annual Meeting of the members to be held on Tuesday, October 29th, 2019, or any adjournment meeting thereafter.

III. Directed Proxy: I vote for the following agenda issues at the Annual Meeting:

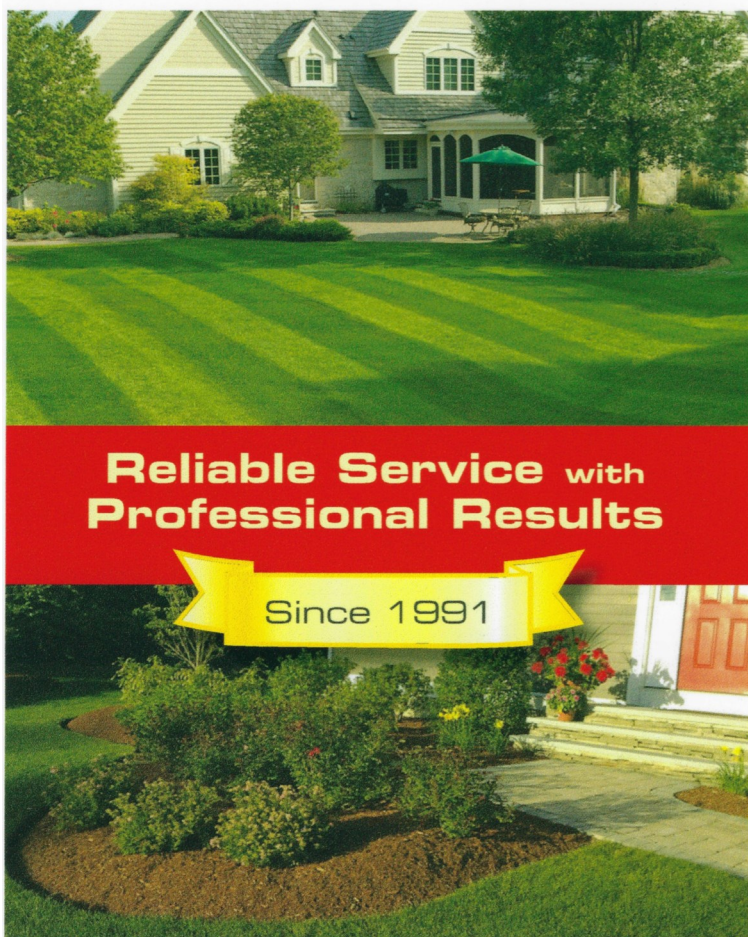
Elections of Board Members:

| | |
|-------------------------|---------------------------------|
| Pam Barrett | For____ Against____ Abstain____ |
| Bruce Bernhardt | For____ Against____ Abstain____ |
| Jim Bever | For____ Against____ Abstain____ |
| Debbi Buchanan | For____ Against____ Abstain____ |
| Telah Jackson | For____ Against____ Abstain____ |
| Kirk Randall | For____ Against____ Abstain____ |
| Melissa Stark | For____ Against____ Abstain____ |
| Charles "Chuck" Stewart | For____ Against____ Abstain____ |
| Write In Candidate: | _____ |
| Write In Candidate: | _____ |
| Write In Candidate: | _____ |
| Write In Candidate: | _____ |

Your Name (printed) _____
Signature _____
Street Address _____ Date _____

Note: Under the HFCA By-Laws, no person other than the Secretary may vote more than four proxies.

I do ____ or do not ____ affirm the HFCA Board decision to increase in the Annual Assessment from \$200.00 to \$250.00 to avoid additional budget deficits and replenish the Capital Reserve Fund.



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Your Exterior Remodeling Project May Need Approval

If you are changing the exterior appearance of your home (siding, windows, additions, etc.) or property (fences, sheds, etc.) you probably need the approval of the Architectural Control Committee.

You must get ACC approval **before** you begin the project! If you are in doubt as to whether approval is required for your particular project (and some do not require approval), please read [Application for Architectural Review](#) and [Approval of Your Exterior Renovation Project – How to Get It](#) at www.hickoryfarms.org. You may also find [Tips for Choosing a Contractor](#) helpful.

Want to Know More about Hickory Farms Community Association (HFCA)?

Hickoryfarms.org is the website with official HFCA information on: Previous Newsletters, listing of Board members, What home improvements require ACC approval, How to submit plans to the ACC for a approval, HFCA governing documents and so much more.



Browse it today!

HFCA Board & Volunteers

Members & Officers

President: Chuck Stewart

Vice President: Bruce Bernhardt

Secretary: John Kitzmiller

Common Areas: Melissa Stark

ACC: Pam Barrett

Treasurer: Jim Bever

Assistant Treasurer: Dante Gilmer

Neighborhood Watch: Debbi Buchanan

At Large: Telah Jackson & Kirk Randall

Webmaster: Bryan Crabtree

Community Yard Sale: Pete Scala

Valued Volunteers

HFCA Email (Listserv): David Tropiano, Kirk Randall

Newsletter Editor: Chuck Stewart (**Volunteer Needed**)

Social Committee: Meredith Perkins, Lauren Crabtree, Melissa Stark, Krissy Lunsford, Sarah Tropiano & Angela Turner

Architectural Reviews (ACC): Pam Barrett (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

Pam: acc@hickoryfarms.org

Bryan: webmaster@hickoryfarms.org

Chuck: president@hickoryfarms.org

Jim: treasurer@hickoryfarms.org

Melissa: commonareas@hickoryfarms.org

Board Meetings are normally held at 7:30 at 10110 Round Top Ct. Contact a Board member for more information.

Please email President@HickoryFarms.org if you plan to attend so he may fit you into the agenda.

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There's no better way to stay in touch than through our Hickory Farms email listserv.

Visit hickoryfarms.org and click "[Hickory Farms Listserv](#)" on left and follow the instructions.

