



HICKORY FARMS COMMUNITY NEWSLETTER

The Autumn Trees of Hickory Farms

HICKORYFARMS.ORG

P.O. BOX 2239, FAIRFAX, VA 22031

IN THIS ISSUE

Hickory Farms Board Calendar

For Board meeting locations, see page 10 and please contact a Board member.

- Dec. 10 - Board of Directors Meeting

Social Calendar 2019

- Dec. 15 - 18 - Holiday Decorating Contest, Voting & Awards, All Ages

Calendar	1
HFCA Annual Assessment	1
Rabbit Run - The Facts	2
Water Line Failures	4
Neighborhood Watch	5
Do you live in a RPA?	7
Glass in Your Recycling Tote	8
2020 Board of Directors	8
Student Services	9
Directory	10
Join HFCA Listserv	10

Your \$250 Hickory Farms Annual Assessment (dues) is due by January 1, 2020. The amount of the Annual Assessment is set each year by the Board of Directors and affirmed by the homeowners at the Annual Meeting. Bills are mailed to each resident homeowner and each absentee homeowner who has given their contact information to the Board of Directors.

Please send your check or money order to:

Hickory Farms Community Association
P.O. Box 2239
Fairfax VA 22031

If you prefer to pay by credit card or Paypal please visit <https://hickoryfarms.org/archive/annualDues.php>. There is a \$7.78 charge to cover the credit card processing fee.

The Assessment should be paid by the person who owns the home on January 1. Payments that are not post-marked or in the physical possession of the Treasurer by January 7 are late and the homeowner will be charged an additional \$50. Payments received after that date that do not include the additional \$50 charge (total payment is \$300) will be returned to the homeowner for non-payment. On February 1, delinquent accounts will be turned over to the Association's attorneys for collection. At that point, the amount owed by the delinquent homeowner will be \$300 plus attorney fees (another \$200+) and could include significant court costs if HFCA files a lawsuit. These procedures are in accord with the Hickory Farms Community Association Bylaws, which have no provision for waiver.

- 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 owner's name, address, and telephone number to Kirk_Randall@Hotmail.com, who maintains HF records.
- Questions? Treasurer@Hickoryfarms.org

Rabbit Run - The Facts

Streams and creeks like Rabbit Run are probably the most regulated real estate in the county. Rabbit run is a Resource Protection Area (See article on page 7), Flood Zone and a potential wetland.

Four of the five bridges were removed. The east side of the Rabbit Run hiking trail is closed. Three of the bridges had their embankments eroded almost to the point of collapse into Rabbit Run. Another bridge had broken and decaying joists. Putting a new bridge cross would require permits from the Army Corp of Engineers and Fairfax County.

The trail on the East side of Rabbit Run continues to deteriorate. A section of the trail is supported by a mass of tree roots. The soil on top of the roots will diminish with winter's wet weather. A person walking on it would have no indication that it is unsafe until they fall through. Two sets of warning signs have been destroyed by vandals. A third set is in progress.

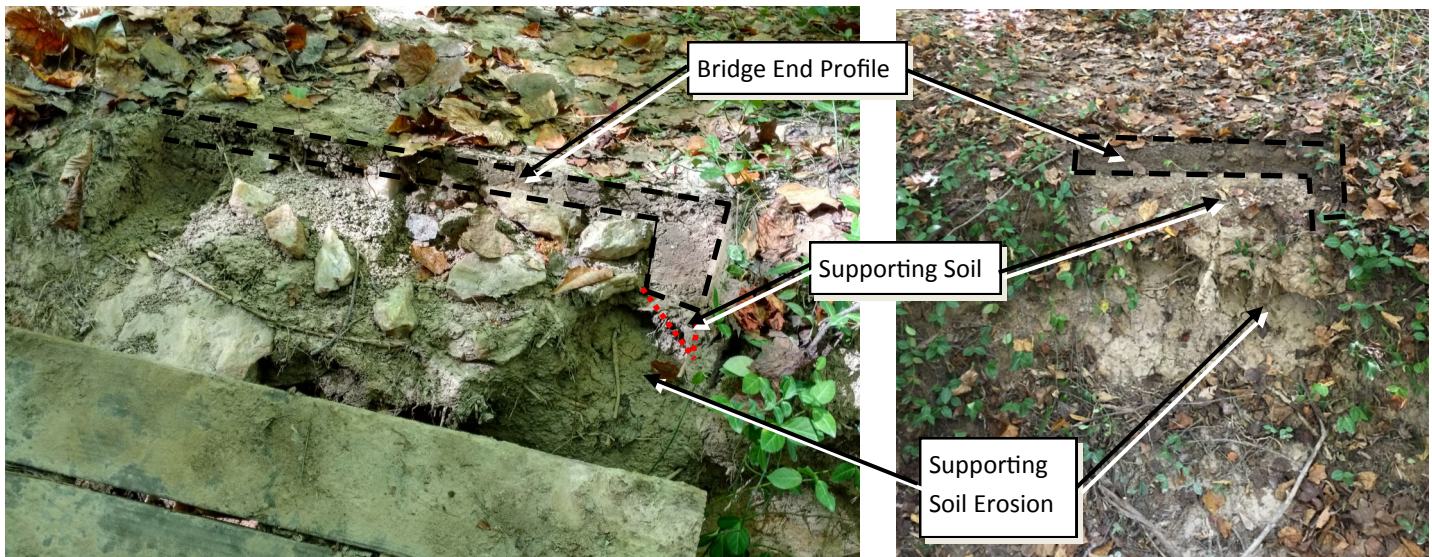
The Board is investigating Fairfax County Stormwater Management program to repair the erosion. A long waiting list places construction start three to four years out. The design is by the professional engineering firm and funded by your property taxes.



What does Fairfax County get out of it? The State is having the County reduce three pollutants; Nitrogen, Phosphorus and sediments that flow into the Chesapeake Bay. Fairfax County Stormwater determined the most cost effective way to achieve these goals is repair of penal streams like Rabbit Run.

Stormwater Projects Page link:

<https://www.fairfaxcounty.gov/publicworks/stormwater/stormwater-improvement-projects> Click the "green dot" on the map and a project summary pops up. Further down is a project listing and if you click on the project name, a project briefing will appear.





SAVE
\$175 on 2
\$325 on 3
Installed Solatube
Daylights
Systems



brightens your home with natural light

Great for hallways, bathrooms & kitchens

Call today to find out how you can BUNDLE & SAVE on:

Ask about our: **WHOLE HOUSE FANS & SOLAR ATTIC FANS**



- Locally Owned, Factory Certified
- 2-hour installation
- Over 20 Years Experience



Amazing Skylights, Inc.
703-952-9529
AmazingSkylights.com
SOLATUBE
Premier Dealer



Hot, Stale Air Out. Cool, Fresh Air In.

Cool Your Home in Minutes with Solatube's NEW Whole House Fans.

- Replace stale, dirty air with fresh, clean air
- Save on air conditioning costs
- Quiet operation



Call now for a FREE in-home consultation

- FREE In-home design consultation
- 2-hour installation
- No major modifications to your home

Amazing Skylights, Inc
703-952-9529
AmazingSkylights.com
SOLATUBE
Premier Dealer

Water Line Failures - Consider Insurance Before It Happens to You

Well, yet another homeowner's outdoor water line failed in November. Because of faulty construction, our homes are at significantly at risk for water line failure. Dozens of Hickory Farms homes have suffered water line breaks over the years, so I encourage homeowners to take out water line insurance before the inevitable happens. HomeServeUSA offers insurance and other products such as for electric, sewer pipes, gas furnaces, appliances, etc. <https://www.homeserveusa.com/mail/dominionenergy> The premium is included in your Dominion Electric monthly bill. Other organizations such as AARP and AAA may also offer this kind of insurance. The insurance premium for most homes is \$4.99/month, which covers repair or replacement, but not repairing damage to the yard, such as seeding, sod, concrete repair, and plants. This additional coverage is \$1.99/month. Once you have registered, there is an initial waiting period of 30 days, within which you will not be able to request a repair. My 150' water line failed in 2013 and the insurance saved me many thousands of dollars for the repair. Considering that I have what may be the longest water line in the community, I am being extra conservative by continuing the insurance, should the repair itself prove to be faulty (hopefully not!). Kirk Randall (Country Squire Ln)

Cold weather is coming. Remember to winterize your outdoor water Lines!



The Outdoor Man

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

Serving you from the ground up!



Spring Clean-up, Mowing, Mulching, Shrub Pruning, Flower and Shrub Installation, Aeration, Drainage & Landscape Design
Member NVNLA & S.I.M.A.

Call 703.425.1748

Email: georgekyle@aol.com

The
OutdoorMan
PROFESSIONAL GROUNDS MAINTENANCE

A Veteran Owned Company

Neighborhood Watch Schedule October - December 2019
- Neighbors Who Care -

Day	Date	1st Person	2nd Person
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	

Day	Date	1st Person	2nd Person
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





HANDY MAN ON SITE LLC.

Serving Hickory Farms for Over 10 Years!

Bathroom & Kitchen Remodels
 Cabinets & Fine Carpentry
 Interior/Exterior Painting
 Drywall & Wallpaper
 Flooring
 Decking & Fencing
 Gutter & Shingle Repairs
 Doors, Windows & Shutters
 Plumbing & Electric Repairs

Bring your **to-do** list!

David Cortez
 571-313-9550
 HM-On-Site@Hotmail.com

 HM-onsite onsite



References Available

Fairfax MEMORIAL



Fairfax Memorial Park

Contact us for cremation or traditional burial information

(703) 323-5202 – www.fmpark.com

Fairfax Memorial Funeral Home & Crematory

Contact us for funeral and cremation services

(703) 425-9702 – www.fmfh.com



Sunshine CONTRACTING

ATTIC INSULATION
TRIM
SIDING
ROOFING
GUTTERS/LEAF PROTECTION
WINDOWS
DOORS
DECKS/PORCHES

**TOP 200 RATED EXTERIOR REMODELER
IN THE NATION 6 YEARS IN A ROW!**
Celebrating 23 Years In Business!

Call Today
for Your
FREE Estimate!

(703)499-8654

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

DO YOU KNOW WHAT A RESOURCE PROTECTION AREA (RPA) IS? YOU MAY LIVE ON ONE

KIRK RANDALL, BOARD OF DIRECTORS

Members of the Board of Directors have been concerned about the seven new homes that are to be built off of Burke Station Road, just north of our community. They are concerned that a large amount of storm water runoff will flow into Rabbit Run, which flows through our wooded common area behind Harvester Farm, Country Squire, and Cotton Farm. Several members met with Virginia Soil and Conservation District officials who explained that portions of some of our lots contain protected areas. This should not be cause for great concern, though. RPAs are not subject to the jurisdiction of the Hickory Farms Community Association. But, we are alerting homeowners who make changes to their property that they not only need to submit an ACC application for the change, but the following 21 homeowners may need to submit an RPA application to Fairfax County. This information has also been included in the following page on the Hickory Farms web www.hickoryfarms.org, "ACC Approval of Your Exterior Renovation Project — How to Get it"

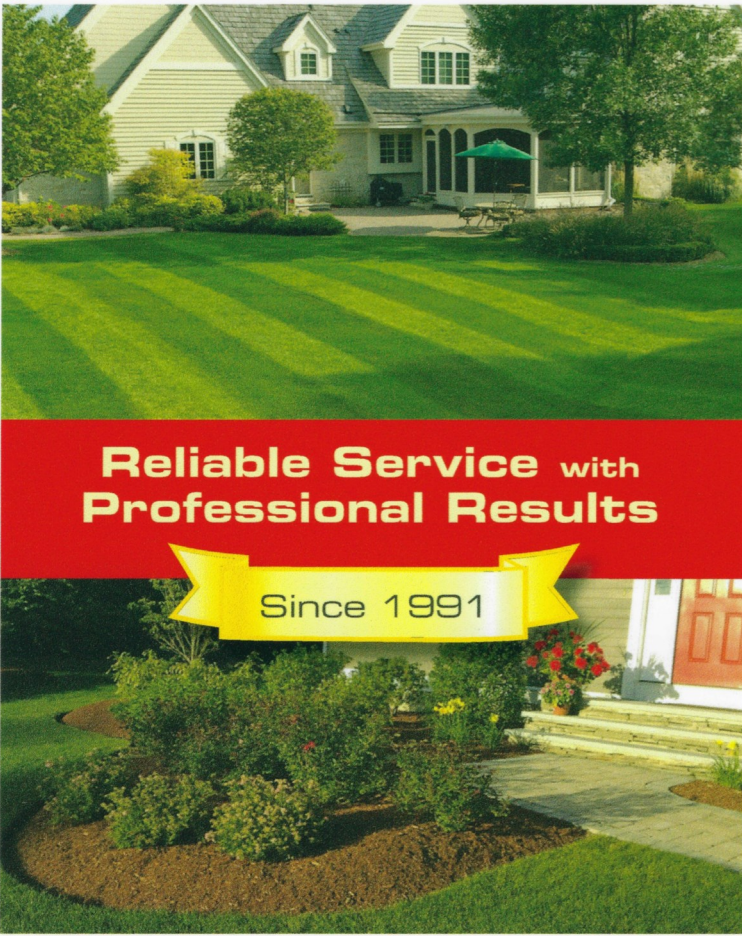
- Country Squire – 4281, 4287, 4293, 4295
- Cotton Farm – 9998, 10000, 10002, 10004, 10006, 10008, 10010
- Farm House – 4313, 4349, 4351, 4353
- Harvester Farm – 4350, 4352, 4354, 4356, 4358, 4360

Please note that part of your lot is considered a Resource Protection Area that borders Rabbit Run creek. A Resource Protection Area (RPA) is a corridor of environmentally sensitive land that lies alongside or near the shorelines of streams, rivers and other waterways which drain into the Potomac River and eventually into the Chesapeake Bay. In their natural condition, RPAs protect water quality, filter pollutants out of storm water runoff, reduce the volume of storm water runoff, prevent erosion and perform other important biological and ecological functions. Our Rabbit Run RPA includes all land - whether privately owned or owned by Hickory Farms Community Association - which lies within 100' of Rabbit Run. Development in RPAs is regulated by the Chesapeake Bay Preservation Ordinance which is enforced by Fairfax County.

If you plan to make property or building modifications on a designated RPA, you may be required to submit an application with Fairfax County. Fences that do not inhibit or alter surface water flow into the creek are generally permitted. Sheds that do not require a Fairfax County building permit (no more than 200 square feet and under 8.5' tall - check with Zoning at 703-222-1082) are usually permitted. To learn more about RPAs, please consult:

- <https://goo.gl/P7Vv6J>
- <https://goo.gl/FUdM2W>
- <https://goo.gl/WuHosF>





Professional Property Maintenance Inc.

Lawn mowing + Landscape maintenance

Landscape Design + Installation

Tree pruning, Removal + Planting

Call 703-273-9626

or email info@ppmlandscapes.com

www.ppmlandscapes.com

Do Not Put Glass in Your Recycling Tote!

Beginning Oct. 1, Fairfax County residents must place glass in the trash can or take it to the glass collection station at the Governmental Center Lot B, 12000 Government Center Pkwy. The county says broken glass can contaminate other recycled items such as cardboard and metals and damage machinery. From now on, please place glass containers in your trash can. Contamination is a big issue in the recycling process, not just with glass. "If in doubt, throw it out." Unless you are certain that an item should be placed in the recycle tote, put it in the trash can. Please read the following from Fairfax County that explains what can and cannot be recycled. It will take only a few seconds to read:

<https://www.fairfaxcounty.gov/publicworks/sites/publicworks/files/assets/documents/pdf/publications/always-never-flyer.pdf>

Kirk Randall, Member, Board of Directors, Country Squire Ln

The 2020 Board of Directors

President: Chuck Stewart

Vice President: Bruce Bernhardt

Secretary: Open

Common Areas: Melissa Stark

ACC: Pam Barrett

Treasurer: Jim Bever

Assistant Treasurer: Open

Neighborhood Watch: Debbi Buchanan

At Large: Bill Berg, Telah Jackson & Kirk Randall



All Outdoor Services LLC.
BRING NEW LIFE TO AN OLD INVESTMENT

Licensed VA Landscape Service Contractor
Serving Northern Virginia since 2013

Services Offered: lawn mowing, aeration/seeding, shrub trimming, spring/fall cleanups, leaf removal, hardscape, landscape install, drainage install/repair and snow removal

Contact Us For a Free Estimate!
(703) 987-3687 ♦ www.alloutdoorservicesllc.com
alloutdoorservices@gmail.com ♦ Facebook-All Outdoor Services LLC

10% Discount for first time customers
Additional discount for active duty military and veterans

Student Yellow Pages If you wish to offer services such as shoveling snow, raking leaves, lawn mowing, babysitting, general home maintenance, tutoring, etc., email kirk_randall@hotmail.com

Bridgette Buchanan (15) 703-307-7323	Babysitting and dog sitting
Britney Mulliner (17) 571-474-7277	Babysitting (6 years experience including newborns) dog sitting.
Cody Dempster (16) 703-776-0101	Yard work (raking leaves, lawn mowing, etc.) snow shoveling, housework
Dominic Cannata (17) 703-568-9896	Lawn mowing, shovel snow, cleaning, mulching, any odd job.
Dylan Mehrman (16) 478-230-5066	Lawn mowing

Erika Maaseide (16) 703-659-5321	Babysitting; has experience with Special Needs children
George Coddling (13) 703-223-4101	Shovel snow
Kent Coddling (17) 703-317-7319	Shovel snow
Paul Cannata (18) 786-445-5318	Lawn mowing, shovel snow, cleaning, mulching, any odd job.
Xavier Gilmer (15) 703-862-2192	Shovel snow; lawn mowing.

Make your 1st call to HFCA newsletter advertisers. I called and I am glad I did!

HFCA Board & Volunteers

Members & Officers

President: Chuck Stewart

Vice President: Bruce Bernhardt

Secretary: Open

Common Areas: Melissa Stark

ACC: Pam Barrett

Treasurer: Jim Bever

Assistant Treasurer: Open

Neighborhood Watch: Debbi Buchanan

At Large: Bill Berg, 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 Coming**)

Social Committee: Meredith Perkins, Lauren Crabtree, 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.

JOIN OUR LISTSERV

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.

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.

