



# COMMUNITY NEWSLETTER

November 2025 Edition



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

## **HFCA BOARD & VOLUNTEERS**

President: Steve Kubrak  
Vice President: Telah Jackson  
Secretary: Clair Hill  
Treasurer: Judy Deng  
Assistant Treasurer: Tad Weed  
Common Areas: Melissa Stark  
Webmaster: Bryan Crabtree  
Neighborhood Watch Coordinator:  
Allie Shaw  
  
At Large: Pam Barrett and Charles Chu  
  
Architectural Reviews: Louis Eswood,  
Keith Ferguson, Donna Garfield, Josef  
Gasimov, Edmond Kiechlin, and Bob  
Sottile  
  
Common Areas Committee: Bob and Judy  
Cosgriff, Rich Dudley, Larry Rogers, Melissa  
and Jarrett Stark  
  
Neighborhood Block Reps: Jim Bever,  
Alyssa Eswood, Ellen Head, Lee Sottile,  
and Jen Spencer  
  
Newsletter Editor: Jennifer Maloney  
  
Social Committee: Laura Bucher and  
Juliette Giordano

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## **HOW TO CONTACT ...**

Board of Directors: [hfca@hickoryfarms.org](mailto:hfca@hickoryfarms.org)  
Architectural Control Committee: [acc@hickoryfarms.org](mailto:acc@hickoryfarms.org)  
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Common Areas: [commonareas@hickoryfarms.org](mailto:commonareas@hickoryfarms.org)  
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## **GREETINGS FROM THE HICKORY FARMS PRESIDENT**

Greetings Neighbors!

As we head into the holiday season, I want to thank everyone who helped make our community shine this year: whether you joined a cleanup, kept an eye out for a neighbor, participated in the 50th Anniversary, or simply waved from the sidewalk. That spirit is what makes Hickory Farms special.

Looking ahead, we're making neighborhood appearance a priority to coincide with our new signage. That means:

- **Lawns & Shrubbery:** Please keep grass trimmed, beds edged, and shrubs maintained so sidewalks and sightlines stay clear. Also keep an eye on vines growing onto any structure, they are quite aggressive here.
- **Overall Curb Appeal:** Little things like weeding, leaf pickup, tidy fronts, add up. They help property values and make daily life nicer for everyone.
- **Garbage Cans:** Bins in the garage; behind a fence; along the side of the house but set back so none of the bin sticks past the front wall, are fine. Basically, you can't store garbage cans in front of the house, this includes in front of garages.

We'll provide friendly reminders, updated guidance, and a fair, consistent approach. If you need clarification or a hand connecting with resources, reach out—we're happy to help.

Don't forget to check out the [Rules and Regulations](#) section of our website for additional guidance.

We also **need more neighbors to get involved**. If you can spare even a small amount of time, join a committee, lend skills for a one-off task, or help with events. Many hands make light work, and your perspective matters. We're also looking for a new Vice President, and we are always on the lookout for Block Captains as well as Neighborhood Watch members.

Wishing you and your loved ones a warm, restful Thanksgiving and a season filled with gratitude and family.

With appreciation,  
Steve Kubrak  
President, Hickory Farms Community Association  
[president@hickoryfarms.org](mailto:president@hickoryfarms.org)

## **2025 HFCA ANNUAL MEETING RECAP AND CALL FOR VOLUNTEERS**

By Clair Hill  
HFCA Secretary

Thank you to everyone who attended or submitted a proxy for the **Hickory Farms Community Association Annual Meeting** on **October 21, 2025**. We're happy to report that quorum was achieved — with **39 homeowners represented** — allowing us to conduct official business and elect the 2026 Board of Directors.

### Meeting Highlights

- **2026 Budget Approved:** 37 votes in favor, 2 abstentions
- **Board Elections:**
  - **President:** Steve Kubrak
  - **Secretary:** Clair Hill
  - **Treasurer:** Judy Deng
  - **Members-at-Large:** Tad Weed, Charles Chu, and Pam Barrett
- **Common Areas Update:** New entrance signs will be installed in **2026**, followed by refreshed landscaping at both entrances.
- **Rabbit Run Project:** Fairfax County's Department of Public Works and Environmental Services completed site drilling in late October, marking a key milestone toward restoration.
- **Neighborhood Watch & Social Committees:** Both continue to need more volunteers — it's a simple, fun way to make a meaningful impact!

### We Need You!

As we look ahead to 2026, we need **more residents to get involved** in keeping Hickory Farms thriving. From board positions to short-term committee roles, there's a place for everyone:

- Help plan events or maintain our common areas
- Support the newsletter, listserv, or website communications
- Join the Architectural Control Committee or Neighborhood Watch
- Bring your ideas to the Board and help shape our community's future

See [www.hickoryfarms.org/board-of-directors](http://www.hickoryfarms.org/board-of-directors) for descriptions of each **Board and volunteer role**. Even small contributions make a big difference. If you'd like to get involved, email [president@hickoryfarms.org](mailto:president@hickoryfarms.org) or [hfca@hickoryfarms.org](mailto:hfca@hickoryfarms.org) — we'd love to have you on the team!

### **Neighbors Needed — Join the HFCA Team!**

✨ *Simple commitment, big impact!*

We're looking for volunteers to help with:

 **Common Areas**    **Communications**    **Neighborhood Watch**    **Social Events**    **Board Roles**

Get involved, meet your neighbors, and make Hickory Farms even better!

👉 [hickoryfarms.org/board-of-directors](http://hickoryfarms.org/board-of-directors)

✉️ [president@hickoryfarms.org](mailto:president@hickoryfarms.org) | [hfca@hickoryfarms.org](mailto:hfca@hickoryfarms.org)

## **HICKORY FARMS ANNUAL ASSESSMENT DUE JANUARY 31, 2026**

By Judy Deng  
HFCA Treasurer

The amount of the Annual Assessment (dues) is set each year by the Board of Directors and affirmed by the homeowners. At the October 21, 2025 Annual Meeting the community voted to set the Annual Assessment to **\$300**. Annual assessments are used to cover the costs of operations and contribute to the reserve fund which is used for repairs and upgrades of HFCA assets.

Your **\$300.00** Hickory Farms Annual Assessment is due by **January 31<sup>st</sup>, 2026**.

Detailed payment information will be included in the January newsletter and can always be found at: <https://hickoryfarms.org/annual-assessment>

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## **Neighborhood Watch**

### **Simple Commitment— Big Impact!**

Our Neighborhood Watch is still going strong—thank you to David, Sarah, Michael, Mike, and Pete for your ongoing commitment! We've recently said goodbye to a few members who moved or retired, and we're especially grateful to our alumni—Bob, Chad, Carlie & Justin, and Jim & Barbara Bever—for their many years of dedication.

Now, we're looking for **more families like yours** to join us in keeping our community safe. **We are down to only five families and cannot do this alone!!**



**Join us and take an active role in keeping our neighborhood safe.**

**It's easy to join: only 30 minutes per shift**, either late at night or early in the morning (Thursday–Sunday).

**Family-Friendly Fun:** Walk together, take the dog out, or do a quick drive—there's a way for everyone to join.

#### **New This Year — Teen Service Hours!**

Teens can now earn service hours while helping our neighborhood.

#### **Neighborhood Watch Lead**

Allie Shaw

[neighborhoodwatch@hickoryfarms.org](mailto:neighborhoodwatch@hickoryfarms.org)

## **COMMUNITY SIGNAGE SURVEY RESULTS**

This fall, the Hickory Farms Board of Directors invited homeowners to share their opinions on the new entrance sign design. As part of our ongoing efforts to enhance the look and feel of our neighborhood, the Board is replacing both entrance signs with an updated design that reflects Hickory Farms' welcoming, nature-inspired identity.

Residents were asked to review four stone base options (pictured below) and cast their vote by **October 1, 2025**. We received **72 responses** — a terrific turnout that demonstrates our community's strong interest in keeping Hickory Farms beautiful and cohesive.

After tallying the results, **Option 1** was the clear favorite, receiving **nearly 60% of the votes**. The Board has approved this option to move forward into design and installation planning.



### **Next Steps**

Installation of the new signs is **scheduled for 2026**. As part of the preparation, maintenance of the **entrance flower beds** will be temporarily paused until the signage work is complete. Once installed, these areas will be refreshed with new landscaping to complement the updated design.

In addition, homeowners will soon have the opportunity to **purchase mailboxes and posts featuring a similar design aesthetic** to the new signs—details will be shared in an upcoming newsletter.

Thank you to all residents who participated in the survey and continue to support improvement projects that strengthen the appearance and pride of our community.

— *Hickory Farms Board of Directors*

## **HICKORY FARMS HONORED WITH FAIRFAX COUNTY ENVIRONMENTAL EXCELLENCE AWARD**

By Clair Hill  
HFCA Secretary

We're thrilled to share that **Hickory Farms Community Association** was officially presented with the **2024 Fairfax County Environmental Excellence Award** at a special ceremony held on **October 30, 2025**, at the **Fairfax County Government Center**.

Several members of our community were in attendance to celebrate this proud moment, including **Melissa and Jarrett Stark**, who accepted the award on behalf of Hickory Farms. The event recognized individuals, organizations, and businesses across the county that have demonstrated outstanding commitment to environmental stewardship and sustainability.

This award honors decades of collective effort by our residents to preserve and enhance the natural beauty of Hickory Farms. From maintaining our tree canopy and walking paths to supporting pollinator-friendly landscaping and sustainable practices, every volunteer and homeowner has played a part in earning this recognition.

A heartfelt thank-you goes to **Common Areas Committee Chair Melissa Stark** for leading many of the initiatives that made this award possible and to **Bob Cosgriff** for his thoughtful nomination that showcased our community's environmental achievements.

Congratulations, Hickory Farms — this is truly a neighborhood-wide accomplishment and a wonderful way to celebrate our **50th anniversary** and the shared commitment that keeps our community green, welcoming, and thriving!



## **RABBIT RUN REMEDIATION PROJECT UPDATE**

By Bob Cosgriff  
HFCA Rabbit Run Remediation Project Coordinator

As announced at the HFCA Annual Meeting on 21 October, the long-awaited Rabbit Run Remediation Project is now officially underway! The first step occurred on 31 October with the arrival of a drilling rig to do nine test bores to determine the depth of bedrock adjacent to the creek.



The results will guide the design phase which is estimated to take up to a year. At the 35%, 65%, final design review stages, and at the pre-construction point, there will be community engagement to see the emerging plan and provide input to the Project Manager and the consultants. Following design approval, the County will put the construction phase out for bid. This process can take a few to several months.

Based on the most recent update from Jim Waters, the Project Manager for Rabbit Run, the best estimates for milestones are:

- Soil Testing: 31 October -5 November, 2025
- Design Completion: October 2026
- Construction Start: mid-2027
- Construction End: TBD (depends on actual start date)

This project began in 2019 when the HFCA Board decided to take action on the rapidly worsening stream erosion in Rabbit Run primarily caused by in-fill development along Burke Station Road. This created a safety issue for users of the “social trail” in the Resource Protection Area. Also, several trees along the creek were being undercut and in danger of falling. Based on this outreach, the County put us on its work plan and received funding for design and construction (spread out over multiple fiscal years). Preliminary soil and environmental surveys were undertaken earlier this year. The goal of the project is to raise the bed of the stream, restore the flood plain as closely as possible to its historic dimensions, and use design features that will slow down and disperse water running in the creek to prevent bank erosion in the future. The result will be a more natural environment in the creek which should promote the return of important invertebrate and other species to our stretch of the creek. The project will also assist Fairfax County in meeting the Clean Water Act and Virginia’s Chesapeake Bay Preservation Act requirements. For more information, please visit the County’s project website at:

<https://www.fairfaxcounty.gov/publicworks/stormwater/plans-projects/rabbit-branch-tributary-hickory-farms>

It has taken six years to get to this point, and the completion is still about two years in the future. But it is going to happen. The Rabbit Run Remediation Project Committee (Bob Cosgriff, Melissa Stark, Mike Mehrman, Keith Ferguson, and Roger Basl) will continue to interact with Jim Waters (Fairfax County Project Manager) and keep the community informed as the project progresses.

## **THE BIRDS OF HICKORY FARMS**

By Bob Cosgriff

October did not bring any new birds to our neighborhood, but we are on the verge of welcoming two beloved winter residents from farther north, namely, **White-throated Sparrow** (*Zonotrichia albicollis*) and **Slate-colored Junco** (*Junco hyemalis hyemalis*). There are actually six recognized subspecies in a 'lumped' species, Dark-eyed Junco (*Junco hyemalis*), of which the Slate-colored is both the most wide-spread and also the largest member of the species. It is also the "nominate" bird of the species, meaning that the species and subspecies name are the same. Juncos are members of the large (43 species) Sparrow Family (*Passerellidae*). The Slate-colored Junco is often called the "snowbird" since it is commonly seen in the depths of winter scratching for food on snow-covered ground or feeders. It is an easy bird to identify: the male has a dark grayish-black back (hence its name) and white underparts; the adult female has more brown in its back but generally appears dark above a white belly. Both male and female birds have a pink beak. Our earliest backyard sighting was 5 November (2023) and latest was 14 November (2024), although last year I saw juncos in the cemetery and elsewhere nearby in November before the 14<sup>th</sup>.

The other member of our winter duo is also a sparrow. The White-throated Sparrow is generally easy to identify, because the adults of both species have a conspicuous white throat. First-year birds have a grayish throat, however. There are two forms of the White-throated Sparrow based on the color of their eyebrow (or *supercilium*) which is either white or tan. All birds have yellow lores (the area between the beak and the eye; this gets more prominent in the late winter and early spring). The White-throated Sparrow is also very vocal in the winter, with a melodic, whistled song often figured either "Old Sam Peabody, Peabody, Peabody" or "Oh, sweet Canada, Canada, Canada." Once you hear it, you won't forget it. They come to platform feeders but like most sparrows prefer to scratch for seeds on the ground. White millet and safflower seeds are favorites. Our earliest backyard sighting was 10/31 (2020) and latest was 11/8 (2022). Last year our first "throats" arrived on 5 November. So the first week of November sees the nearly simultaneous arrival of these two birds. They will remain until the beginning of May, so we have six months to enjoy them! To learn more about these two species, check out [www.allaboutbirds.org](http://www.allaboutbirds.org) and search for them by their common names. We will make them our Co-Birds of the Month for November.

We have cleaned the bluebird boxes for the winter. Since many have been in service for several years, we plan to replace four of them and also replace four 6" predator guards with the larger 8" model to ensure that raccoons or snakes do not get at our boxes. Two of the new boxes will be "slot boxes" which are very effective in deterring House Sparrow. We also lowered and cleaned out the Purple Martin colony. In doing so, we were able to visually confirm six nests which matches the number of adult birds (12 or six breeding pairs) we counted during the breeding season. We have no way of knowing how many young were produced since we didn't monitor the colony every day. But no doubt there were fledglings who, if they survive the rigors of a two-way migration, will return next year and hopefully boost the size of our colony.

That's it for now. Enjoy the fall and stay tuned for more news about the birds of Hickory Farms.

## **ASK HFCA — YOUR QUESTIONS, ANSWERED!**

Welcome to **Ask HFCA**, our new monthly column where we answer your most common neighborhood questions!

Have something you've always wondered about Hickory Farms? Email us at [newsletter@hickoryfarms.org](mailto:newsletter@hickoryfarms.org), and we'll feature it in a future issue.

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### **“Does Hickory Farms have an engineering or repair committee?”**

Not at this time. When neighbors need recommendations for home or property repairs, they usually post their inquiry to the **community listserv** — it's a great way to get suggestions from others who've recently completed similar projects.

You can find details on how to join or use the listserv here: [Hickory Farms | Hickory Farms Listserv](#)

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### **“Who do I contact about a damaged or uneven sidewalk?”**

Sidewalks and street repairs are handled by the **Virginia Department of Transportation (VDOT)**, not the HOA.

You can report a maintenance issue or request a repair online at:

 [Report a Road Problem – Virginia Department of Transportation](#)

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### **“Who takes care of the trees and paths in the common areas?”**

Our **Common Areas Committee** coordinates maintenance and improvements to Hickory Farms' shared green spaces — including mowing, tree care, and trails. Volunteers help keep these areas beautiful year-round!

If you notice a fallen tree or maintenance issue, please email [commonareas@hickoryfarms.org](mailto:commonareas@hickoryfarms.org).

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## **DID YOU KNOW?**

Did you know our **Hickory Farms website** is full of helpful information just for you?  
You can find:

- Details on upcoming **Board meetings and community events**
- The latest **HFCA newsletters and announcements**
- **Architectural guidelines**, forms, and HOA documents
- Contact info for **Board members and committees**

Take a look at [www.hickoryfarms.org](http://www.hickoryfarms.org) — it's the best way to stay connected and up to date on all things Hickory Farms!

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## **SHARE YOUR NEWS & UPDATES!**

Do you have a story, project update, great photo, or helpful tip you'd like to share with your neighbors? We'd love to include it in an upcoming issue of the **Hickory Farms Newsletter!**

Send your articles, announcements, or fun neighborhood updates to [newsletter@hickoryfarms.org](mailto:newsletter@hickoryfarms.org). Submissions are due by the **25th of each month** for the following month's issue. Let's keep our newsletter neighborly, informative, and fun — together!

### **STUDENT YELLOW PAGES**



Lily Bucher  
Kiera Stark  
Cedar Batz

[Lrbucher4@gmail.com](mailto:Lrbucher4@gmail.com)  
[commonareas@hickoryfarms.org](mailto:commonareas@hickoryfarms.org)  
571-398-1467

Babysitting/mother's helper, pet sitting  
Pet sitting  
Dog walking, dog sitting

If you offer services such as those listed above, or others such as tutoring, etc., and wish to be included in future listings, please email the Newsletter Editor at [newsletter@hickoryfarms.org](mailto:newsletter@hickoryfarms.org).

### **JOIN OUR LISTSERV!**

Don't miss any news! There's no better way to stay in touch than through our Hickory Farms email listserv. Visit <https://hickoryfarms.org/>, click "Email Listserv" in the "For Residents" menu and follow the instructions.

### **HFCA BOARD MEETING NOTICE**

HFCA Board Meetings are held via Microsoft Teams. Unless otherwise notified or due to an unforeseen change, HFCA Board Meetings will be held the 2nd Tuesday of the month at 7 pm.

For further information, contact any HFCA Board Member or [hfca@hickoryfarms.org](mailto:hfca@hickoryfarms.org).

### **NEWSLETTER ITEM DEADLINE AND DISTRIBUTION NOTICE**

Newsletter items are due the 25th of the month, for the next month's issue. Please send submissions to [newsletter@hickoryfarms.org](mailto:newsletter@hickoryfarms.org).

Newsletters will be distributed via paper copy to residents' homes and can also be accessed via our Hickory Farms website, <https://hickoryfarms.org/>. If you would like to opt out of receiving the paper copy and would like to receive it digitally, please email us at [hfca@hickoryfarms.org](mailto:hfca@hickoryfarms.org).