



HICKORY FARMS

SEPTEMBER 2026



HICKORYFARMS.ORG | P.O. BOX 2239, FAIRFAX VA 22031

President Column

September is here, and with it comes the unmistakable transition into fall. The days are getting shorter, the temperatures are beginning to cool, and our neighborhood is settling into the rhythm of another school year. It is a good time to pause and appreciate what makes Hickory Farms such a great place to live: not just our homes and our surroundings, but the people who make up our community.

With school back in session, please continue to be mindful of children and increased activity on our streets. Watch your speed, come to a complete stop at stop signs, and keep an eye out for children walking or riding their bikes through the neighborhood. Our streets are shared spaces, and a little extra attention goes a long way toward keeping everyone safe.

I am also pleased to provide an update on the Board's search for a professional management company. After reviewing our options, we have narrowed the field and selected a company to move forward with. Representatives from the company will be invited to give a presentation at our in-person Annual Meeting in October, where residents will have an opportunity to learn more about what they can offer and ask questions. We will provide additional details about the meeting as we get closer.

Finally, I want to once again encourage residents to consider getting involved in our community. An HOA is ultimately only as strong as the people willing to participate in it. Volunteering does not necessarily mean taking on a major commitment or serving on the Board. There are many ways to contribute, whether your interests are community events, neighborhood watch, architectural issues, communications, or simply bringing forward ideas that could make Hickory Farms better.

This month, we are fortunate to have a wonderful article from Bob Cosgriff, "Hickory Farms Community Association—A Perspective." Bob offers a thoughtful look at the history of our community and the role that volunteers have played in making Hickory Farms what it is today. I encourage everyone to take a few minutes to read it. It is a good reminder that the character of a neighborhood is not created by an association alone—it is built over time by the people who choose to contribute to it.

As we head deeper into fall, I hope everyone takes a little time to enjoy the changing season and the neighborhood we are fortunate to share. Thank you to everyone who continues to take pride in Hickory Farms and contributes to making it a welcoming, safe, and enjoyable place to call home.

Steve Kubrak

HFCA President

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Upcoming Events

-  **HFCA Board Meeting**
Will be held September 16th at 7 pm via Microsoft Teams
-  **Newsletter Items Due**
Due on September 25th
-  **Block Party**
Due on September 19th

How To Contact...

Board of Directors: hfca@hickoryfarms.org
Architectural Control: acc@hickoryfarms.org
Treasurer: treasurer@hickoryfarms.org
Common Areas: cac@hickoryfarms.org
Webmaster: webmaster@hickoryfarms.org
Newsletter: newsletter@hickoryfarms.org
Neighborhood Watch: neighborhoodwatch@hickoryfarms.org

The Birds of Hickory Farms

By: Bob Cosgriff

The 2026 breeding season is now over. We fledged an additional four bluebirds in late August, bringing our year's total to **37**, second only to 2023 (40 fledglings). Unfortunately, a second nest with a late clutch was unsuccessful. This was the nest with three eggs that most likely failed to hatch due to the excessive heat in July in which an additional three eggs were laid later, as reported last month. It is not clear what caused the later three eggs to be non-viable. The parents seemed to have abandoned the nest at a certain point. Overall this year we lost 19 eggs to various causes; had even a third of them hatched, we would have set an all-time annual record for bluebirds. Nonetheless, 2026 was a banner year on which we will hope to build in 2027. Of particular note, we cleared zero House Sparrow nests from our boxes this year. Replacing some older boxes with slot boxes and modifying other boxes to add a 'skylight' seem to have totally discouraged sparrows from trying to take over bluebird boxes on our trail.

Our Purple Martins have departed for points south. On 4 August, I spotted two adult males and nine females or possibly juveniles circling the upper commons and landing on our colony. Our martin expert said these might have been migratory birds just passing through and spotting our colony. (Maybe they'll make a mental note and return here next year!) On 15 August, I spotted three martins high above the upper commons. Since then, no further birds have been seen. This is the expected time for the martins to leave. We plan to lower the array in September to clean out the gourds and at that time we will be able to determine exactly how many nesting pairs we had.



Late August through October marks the lengthy fall migration. While the spring migration is more compressed in time as birds race north to breed, in the fall the movement is more spread out and not as concentrated in terms of how many birds might show up in a given spot on a given day. Most songbirds migrate at night so the best time to look for migrants at birdbaths or feeders is in the early morning when they arrive or at dusk as they prepare to move on. If you get to the beaches from now into September, you can see large flocks of shorebirds. Hawks will also be on the move. A few days either side of September 17th seems to be the peak time for Broad-winged Hawks to move through our area. While most fly down the Blue Ridge Mountain ridges, swirling "kettles" of these hawks have occasionally been seen above Hickory Farms. It all depends on the presence of thermals for them to ride. It's always a good practice to keep your eyes on the skies because you just never know what you might see flying overhead. To mark the fall migration, the Broad-winged Hawk (*Buteo platypterus*) is September's Bird of the Month. For more information, click on https://www.allaboutbirds.org/guide/Broad-winged_Hawk/id.

Hummingbirds are beginning to tank up for their departure from our area in September (although in some years they have lingered into early October). You can help them by using a hummingbird feeder filled with a sugar water solution (1/4 cup of granulated sugar to 1 cup of boiled water—be sure to let it cool before setting it out). Do not use colored commercial hummingbird food or dyes. Clean and refill the feeder at least weekly. Another way to attract hummers is to plant Cardinal Flower (*Lobelia*) and Blue-Black Salvia in your yard. Our yard has plenty of both and it getting frequent visits—the hummers just can't seem to get enough.

Approved ACC Applications January through August 2026

Property	Modification	Approved Date
10007 Cotton Farm	Replace roof and gutters	Aug 3, 2026
4312 Still Meadow	Paint ceiling and screen porch.	Aug 8, 2026
10118 Spinning Wheel	Install playset	Aug 13, 2026
Entire Community	Approval for new mailbox style.	Aug 26, 2026
10118 Spinning Wheel Court	Install above ground pool.	Aug 28, 2026

Hickory Farms Community Association—A Perspective

In the August newsletter, HFCA president Steve Kubrak highlighted an urgent need to fill several HFCA board positions at the upcoming October annual meeting to ensure that the association can continue to carry out its chartered functions. For over fifty years, many residents have stepped up and volunteered to serve on the board for one or more years. The result is the Hickory Farms you see today: an attractive, friendly, welcoming neighborhood. More than that: Hickory Farms is an award-winning community, with many residents individually and HFCA as an organization having been recognized multiple times over the years at both the Braddock District and the Fairfax County level for going above and beyond in making their neighborhood, district, and the county as a whole a great place to live.

As a former HFCA president and former president of the Braddock District Council of Community Associations, I have always said that a homeowners association is the smallest unit of representative government. HFCA has a ‘constitution’ (Articles of Incorporation as well as Deed of Dedication and Declaration of Covenants, Conditions and Restrictions), the authority to pass “laws” (Rules and Regulations), enforce restrictive covenants, levy “taxes” (annual assessments), and hold annual elections for board officers to broaden participation in neighborhood affairs. Thus HFCA has a more immediate impact on the life of its residents than does Fairfax County or the Commonwealth of Virginia.

Moreover, HFCA is a corporate entity, registered with the State Corporation Commission, subject to the provisions of the Virginia Property Owners’ Association Act (VPOAA), and operating as non-profit 501(c)(4) “social welfare organization” under the IRS Code. In other words, we have numerous legal responsibilities and it is not optional for us not to have a functioning homeowners association. All it takes is for enough residents to take their turn in managing HFCA’s affairs.

The benefits of serving on the HFCA Board are many: you will help maintain our 50-plus year tradition of being a well-managed, friendly, and cohesive community where neighbors look out for each other. You will get to know and work with some very talented and interesting fellow residents you might otherwise not have met. You will have the chance to help Hickory Farms stay engaged with the Braddock District supervisor. You will have the satisfaction of having a direct say in bettering your community. (The same benefits hold true for residents who might prefer to serve on Architectural Control Committee, Common Areas Committee, or the Social Committee.) Finally, by volunteering, you save the association money (your money!) by doing for free what it would cost thousands to pay a third-party management company to do—and that would mean a very impersonal type of governance, something I am certain that no one wants.

In volunteering to serve, you do give that most important of all commodities—your time. It is recognized that everyone has multiple responsibilities and often it seems like there not is enough time in the day for everything. Serving on the HFCA board or committee does require, at a minimum, a couple of hours a month for virtual board meetings and an additional, hard-to-predict commitment of time between meetings dedicated dealing with issues, depending on your role. Every effort is made to keep time commitments to the minimum required to run the association.

I hope that this perspective will encourage you to consider taking your turn to serve on the HFCA board for 2027. If you have any questions about what is entailed and how you can best help, please contact a current board member for details.

2027 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 2027 budget and concluded a \$310 annual assessment was needed. This increase from \$300 to \$310 is needed to cover the rising costs of operations and contribute to the reserve fund (used for repairs and upgrades of HFCA assets).

The 2027 budget and the increase of the 2027 annual assessment to \$310 were approved by the HFCA Board of Directors on August 11, 2026.

For Homeowners: please see Board Approved 2027 Budget below and affirm your agreement to the budget on the Proxy Ballot included in this Newsletter and either mail or scan in the Proxy and e-mail it per instructions on the Proxy Ballot or attend the Annual Meeting via Microsoft Teams on October 20 at 7 pm.

The 2027 budget does not include an increase in dues or the additional expense of hiring a management company. However, if we do not obtain sufficient volunteers to run the HOA, the 2027 budget will need to be revised accordingly.

INCOME	
Assessments	\$61,380
Assessments - Late Fees	
Interest	\$2,200
Advertising	\$10
Legal Fees Recovered	
VPOAA Disclosure Fees	\$850
TOTAL INCOME	\$64,530
EXPENSES	
Common Area Maintenance	\$29,600
Common Area Improvement	\$3,800
Common Area Remediation	\$7,000
Insurance - Director's Liability & Surety	\$250
Insurance - General Liability	\$440
Legal Fees	\$2,660
Postage	\$320
Neighborhood Watch	\$320
Printing	\$2,400
Social Activities	\$2,000
Tax Preparation	\$700
Taxes & Government Charges/Fees	\$1000
Capital Reserve Deposits	\$9,310
Administrative Fees	\$2,530
Strategic Projects	\$2,000
Bank Charges	\$200
TOTAL EXPENSES	\$64,530
INCOME LESS EXPENSES	
\$0	
Note: Reserve Fund \$95,339 as of 07/31/2026 (Money Market and CD Account)	



Hickory Farms Community Association Mailbox Order Form

Owner / Tenant Information:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Installation Address (if different from above):

Payment Information: (credit card only)

All fees noted below must be paid prior to sign installation.

All major credit cards accepted.

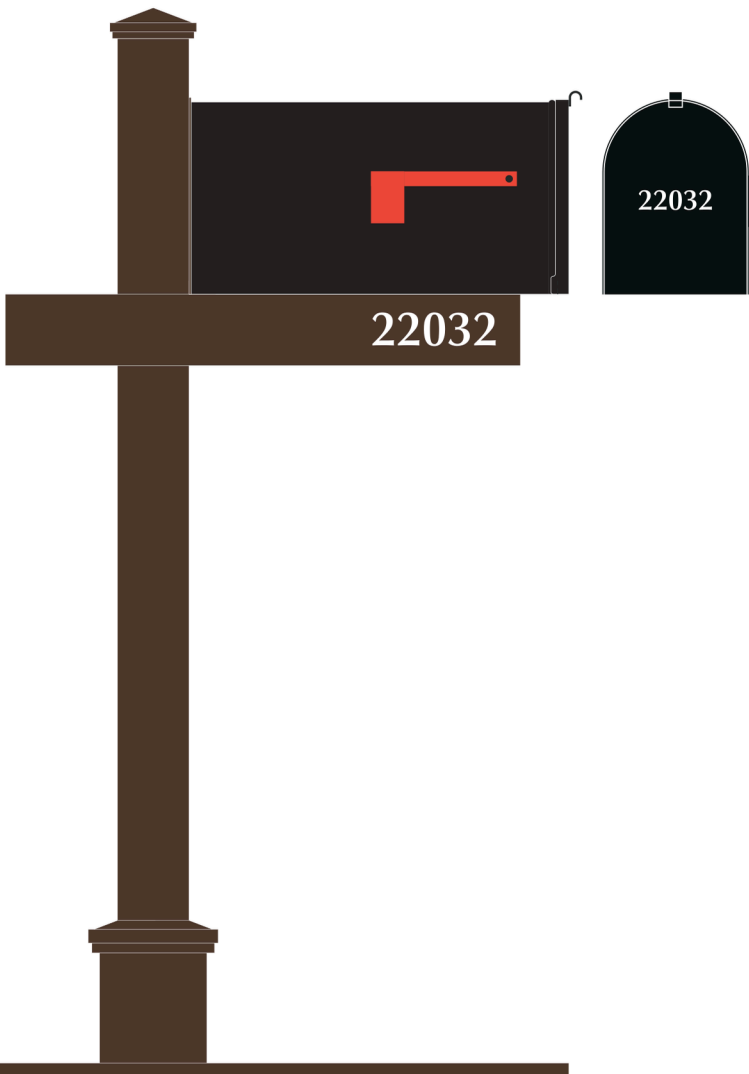
Visa: _____ MC: _____ Discover: _____ Amex: _____

Card Number: _____

Name on Card: _____

Expiration Date: _____ Billing Zip Code: _____

3 or 4 digit security code: _____



Take advantage of our 10% introductory offer off your total when you order by September 15th, 2026.

Product	Unit Price	Total Price
4x4 Aluminum Post Structure Includes brown powercoated post base, cap, crossarm, end caps of crossarm, mailbox plate, hardware & assembly.	\$550	
Aluminum Mailbox Mailbox Specs: 8" Wide x 10.5" Tall x 21" Long	\$50	
Reflective Address Number Vinyl (Front - Of Mailbox)	\$15	
Reflective Address Number Vinyl (on 2 Sides - Post)	\$25	
Installation (Includes Post in Concrete) Includes removal of existing mailbox: Cut from base of post only; Does not include any concrete or digging removal.	\$150	
TOTAL		

*All Pricing subject to Virginia Sales Tax.

Please submit form to:
nicole@quailrunsigns.com
or by mail to:
29 Cattleman's Lane
Berryville, VA 22611

FOR OFFICE USE ONLY	
Date Received	
Payment Received	
Miss Utility Notified	
Date Installed	

INSTALLATION NOTICE: By Law, Quail Run Signs is required to notify Miss Utility prior to any post installation or other acts that involve ground disturbance. Approvals can take several business days from the time of request. While every effort is made to safely excavate, Quail Run Signs cannot be liable for damage to unmarked or private utilities. All installations are to comply with USPS guidelines. If your mailbox needs to be moved from the original location, please make a note of it on this form and flag the location.



HICKORY FARMS

BLOCK PARTY



SEPTEMBER 19,
2026

1:00PM
TO
3:00PM

UPPER
COMMONS



LUNCH WILL BE PROVIDED
MUSIC, BOUNCY HOUSE, CORNHOLE
ICE CREAM TRUCK AT 2PM



COME OUT AND CATCH UP WITH
NEIGHBORS AND FRIENDS!

LOOKING FORWARD TO SEEING YOU THERE!

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 [Email Listserv](#) and follow the instructions.

HFCA Board Meeting Notice

HFCA board meetings are held via Microsoft Teams the 2nd Tuesday of the month at 7 pm. Unless otherwise notified, due to unforeseen conflicts.

To join a board meeting, please send an email to hfca@hickoryfarms.org. You will be provided with the Microsoft Teams meeting URL, followed by the meeting number and pass code.

Student Yellow Pages

Name	Contact Information	Service
Lily Bucher	571-386-7648	Babysitter/Mother's Helper, Pet Sitting
Kiera Stark	vastarkvolunteer@gmail.com	Pet Sitting/Dog Walking & Babysitting
Caiden Stark	vastarkvolunteer@gmail.com	Pet Sitting/Dog Walking
Cedar Baltz	571-398-1467	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 Kiera Stark at newsletter@hickoryfarms.org.

Newsletter Item Deadline and Distribution Notice

Newsletter items are due the 25th of each month, for the following newsletter issue. Please send submissions to newsletter@hickoryfarms.org.

Newsletters are distributed via the email, paper delivery and posted on the HFCA website. If you have not received your newsletter via email, please email secretary@hickoryfarms.org.



Word Search

Broad-Winged Hawk Hickory Farms Neighborhood Fall
Block Party September Community Cool Mailbox Leaves
Colors School Apples Family Birds HFCA

WORD SEARCH

SUDOKU

1	4					8		6
		6		4		2		
2	9			1	7			
9								
			9		5	7		
	7						2	
	1			6				2
			1	5				
5		7				1		