



HICKORY FARMS

OCTOBER 2026



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

President Column

Greetings Neighbors,

Fall in Hickory Farms

October is my favorite time of year in Hickory Farms. The air turns cooler, the leaves begin to change, and our neighborhood takes on a completely different character. It's a great time to get outside, take a walk through the community, and enjoy the trees and green spaces that make Hickory Farms such a special place to live.

It's also an important month for our community.

Halloween in Hickory Farms

This year, Halloween falls on **Saturday, October 31**, which should make for an especially lively evening around the neighborhood.

Please keep an eye out for children and families as you drive through the community, particularly after sunset. If you're out walking with younger trick-or-treaters, reflective clothing, flashlights, or glow sticks can help make everyone a little easier to see.

And whether your house is covered in cobwebs and skeletons or your decorating philosophy is simply "put a pumpkin on the porch," I hope everyone has a safe and fun Halloween.

There's one more bit of fall housekeeping that weekend: Daylight Saving Time ends overnight Saturday into Sunday. Before heading to bed after the Halloween festivities, remember to set any clocks that don't update automatically back one hour. Standard Time officially returns at 2:00 a.m. on Sunday, November 1.

A Little Fall Housekeeping

As the leaves come down, please take a few minutes to look around your property and help keep Hickory Farms looking its best. Fall is a good time to clear leaves and debris, trim back overgrown landscaping, and make sure sidewalks and paths remain passable.

And while you're outside, say hello to a neighbor you haven't talked with in a while. Our community isn't defined only by our homes, common areas, or covenants. It's defined by the people who live here and the small connections we make with one another.

The Board continues to welcome residents who would like to become more involved. Whether you have a lot of time to give or only a little, there are opportunities to help. A strong community depends on people willing to participate, share ideas, and occasionally lend a hand. Enjoy the cooler weather, the changing leaves, and everything that comes with October in Hickory Farms. I hope to see many of you at the Annual Meeting on October 20th, virtually, and out around the neighborhood this fall.

Happy Halloween, and happy fall!

Steve Kubrak

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Upcoming Events

	HFCA Board Meeting Will be held October 6 th & 13 th at 7 pm via Microsoft Teams
	Newsletter Items Due Due on October 25 th
	Halloween: Trick or Treating October 31 st
	Annual Meeting October 20 th 7 pm via Microsoft Teams

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

Halloween

Halloween is just around the corner! Neighborhood trick-or-treat hours will take place from 5:30–8:00 p.m. on Saturday, October 31.

Here are a few friendly reminders to help everyone enjoy a safe and happy Halloween:

- Planning to hand out treats? Please turn on your front porch light(s) so trick-or-treaters know they're welcome (there is also the option to add your home to the "Treat Map" in the Nextdoor app).
- Not participating this year? No problem. Please keep your front porch light(s) off from 5:30 to 8:00 p.m. on October 31 so trick-or-treaters know to pass by.
- Let's help keep everyone safe! Trick-or-treaters, wear reflective material or bright-colored costumes, stay on sidewalks, and stay alert for vehicles. Drivers, slow down and keep a careful eye out for neighbors crossing the street.



Approved ACC Applications September 2026

Property	Modification	Approved Date
10115 Round Top	Replace roof	Sep 15, 2026
10012 Cotton Farm	Install slate patio and fire pit	Sep 15, 2026

Annual Meeting & Proxy

HICKORY FARMS COMMUNITY ASSOCIATION - 2026 ANNUAL MEETING

Annual Meeting: October 20, 2026 • 7:00 PM • Microsoft Teams

Meeting information will be provided a week prior to the meeting by the Hickory Farms Treasurer. Please make sure we have your correct email on file by emailing the Treasurer@hickoryfarms.org.

Renting in Hickory Farms? Please join us, but note filling out the proxy & voting is only for homeowners of the property.

ANNUAL MEETING & PROXY

Under the Hickory Farms Community Association By-Laws, homeowners are encouraged to attend the virtual Annual Meeting or submit a proxy if unable to attend. Your proxy will help establish a quorum and authorize your vote on the **Election of Board Members** and the **Board-Approved 2027 Budget**.

HOW TO SUBMIT YOUR PROXY

Email: Scan and email your completed, signed proxy to hfca@hickoryfarms.org.

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

Deadline: Sunday, October 18, 2026

HICKORY FARMS COMMUNITY ASSOCIATION - 2026 ANNUAL MEETING PROXY – *For Homeowners Only*

Select one:

FOR QUORUM PURPOSES ONLY - ☐ I wish to have **No** votes cast on my behalf & this proxy strictly to be used for meeting quorum at the annual meeting.

DIRECTED PROXY — BOARD ELECTION – Your proxy will be counted towards meeting quorum and your vote below will be casted.

Candidate	FOR	ABSTAIN
Pam Barrett	☐	☐
Charles Chu	☐	☐
Judy Deng	☐	☐
Louis Eswood	☐	☐
Peter Handjinicolaou	☐	☐
Jill Horner	☐	☐
Steven Kubrak	☐	☐
Melissa Stark	☐	☐
Tad Weed	☐	☐

Write-In Candidate(s): _____

UNDIRECTED PROXY: I, _____, homeowner and member of the Hickory Farms Community Association (HFCA), appoint the **Secretary of the HFCA**, or (homeowner) _____ to be my proxy, with all of the powers I would have if I were present, and to cast my vote on any matter that may arise during the HFCA Annual Meeting of the members to be held on **October 20, 2026**, or at any adjourned or reconvened meeting thereof.

2027 BUDGET

I affirm the Board-Approved 2027 Budget: ☐ **FOR** ☐ **ABSTAIN**

HOMEOWNER INFORMATION

Name: _____

Required — Must be a Homeowner

Signature: _____ **Date:** _____

Hickory Farms Street Address: _____

Under the HFCA By-Laws, no person other than the Secretary may vote more than four proxies. One vote per Lot Number or its address. The 2027 Budget is provided on the next page.

THANK YOU for submitting your proxy and helping ensure participation in the Hickory Farms Community Association Annual Meeting.

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	\$100
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)	

The Birds of Hickory Farms

By: Bob Cosgriff

Last month's article mentioned the fall raptor migration. Just after submitting that article to the editor, we picked up two new yard birds for 2026, both raptors, namely, Red-shouldered Hawk (*Buteo linneatus*) and Sharp-shinned Hawk (*Accipiter striatus*). Whether or not these particular birds were on migration is debatable; both species do indeed migrate, but they also reside here year-round. Two Red-shouldered Hawks were observed calling and flying through the trees near the creek and then through the yards of our neighbors into our yard. The "sharpie" on the other hand was seen perching in our Virginia Cedar tree where it stayed for over twenty minutes (see photo). Perhaps it was waiting to ambush a songbird coming to our feeders or perhaps it was a migratory bird just taking a rest. In any case, it provided plenty of time for us to observe and positively identify it. With these two hawk sightings, our backyard year list stands at 45 species and there is still enough time to pick up a few more year-birds before 2026 comes to a close.



Previously, the Sharp-shinned Hawk was thought to be related to the larger Cooper's Hawk and was placed with it in the genus *Accipiter*. DNA research has reclassified the Cooper's Hawk into genus *Astur*, meaning that the two birds, while in the same taxonomic family, are not directly related. The fact that they look alike despite their size difference demonstrates what scientists term "convergent evolution" in which two species that evolved from different ancestors developed similar features, in this case their plumage and the shape of both the wings and tail. Both hawks feed primarily on small birds which they flush and chase down through the trees using their impressive speed and maneuverability which are provided by their short, rounded wings and long tails. Since we see fewer Sharp-shinned Hawks than Cooper's Hawk, the "sharpie" is the October Bird of the Month. Check this link for more information about this small but potent raptor and while you're on the Cornell Lab website, check out Cooper's Hawk to compare the two species:

https://www.allaboutbirds.org/guide/Sharp-shinned_Hawk/id

In other bird news, on 10 September Judy and I lowered the martin colony to clean out the gourds. Based on an observation made during the breeding season of 18 Purple Martins seen flying in the upper commons at one time, we postulated that we could find as many as nine nests. We confirmed a total of 10 full nests and one partial nest that showed no evidence of having been used. We found three unhatched eggs and one dead hatchling. Since martins typically lay 5-6 eggs (although first-year females generally lay only four), it is possible that our colony of 10 breeding pairs potentially produced between 40 to 60 chicks, although we have no visual confirmation of such a large number. Once young martins fledge, they spend more time away from the colony, often at some distance, where the adults feed them, returning only at night. After about a week, they are on their own and so might not show up near the colony again which probably explains why we did not see many, if any, immature martins. (source: Stokes Guide to Bird Behavior, Vol. III) In any case, having 10 breeding pairs indicates that our colony is successful and growing. It will be exciting to see if this trend continues in 2027.

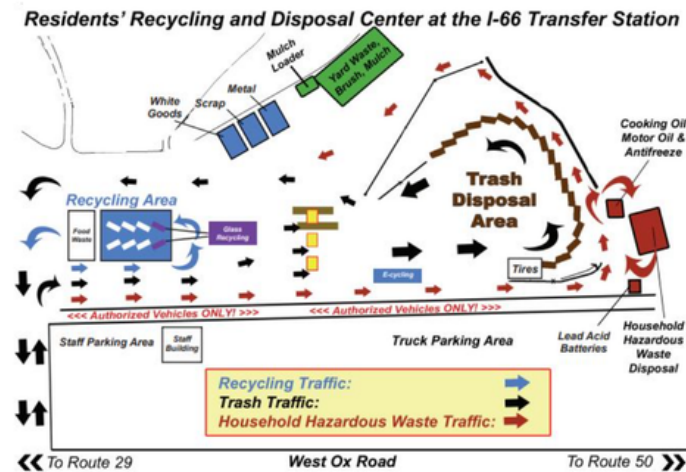
As of 25 September, we were still seeing hummingbirds at our feeders and feeding from salvia. The three latest dates we have seen hummingbirds are 10/10/2022 (a day when it was 36 degrees at 7:30 a.m.), 10/13/2023, and 10/20/2025. If the weather remains mild through September and beyond, they might hang around until mid-October. We will report next month on the last date we observed them. Other migratory birds like Gray Catbird and House Wren are long-gone, so when the hummingbirds depart, we can begin to look forward to the return of Slate-colored Juncos and White-throated Sparrows by November, signaling the influx of "snowbirds" moving south to winter here. This annual procession of birds demonstrates that our neighborhood is a great place for birds, no matter the season. As we transition into fall, enjoy the cooler weather and beautiful foliage of October and keep an eye to the sky for the birds of Hickory Farms

I-66 Transfer Station & Recycling Center

For those homeowners who are not aware of this facility, the I-66 transfer station and recycling center is located at **4618 West Ox Road** in Fairfax. It is located just down the street from the Fairfax Costco.

This facility is available to all Fairfax County residents, just show proof of residence – drivers license, etc. The facility accepts all kinds of materials including large appliances, materials for recycling, e waste (electronics, computers), yard waste, tires and hazardous materials (paint, motor oil, antifreeze, etc.). Basically, almost everything. The fees are listed on their website and there are discounts for senior citizens.

Location and Facility Layout



- **OPEN 6 Days (Sunday, Monday, Tuesday, Thursday, Friday and Saturday)**
 - Mon. 7 a.m. – 5 p.m.
 - Tue. 12 p.m. – 5 p.m.
 - Thu. 12 p.m. – 5 p.m.
 - Fri. 7 a.m. – 5 p.m.
 - Sat. 7 a.m. – 4 p.m.
 - Sun. 7 a.m. – 4 p.m.
- **CLOSED on Wednesday**

Website Link:

<https://www.fairfaxcounty.gov/publicworks/recycling-trash/I-66-transfer-station>

Fairfax County Partnership Makes It Easy to Recycle Worn Out Clothes, Shoes and Household Textiles

If you have old clothes, shoes, sheets, towels, etc. that are too worn out to donate, you can now take them, along with reusable items that you no longer need, to several sites in Fairfax County to be recycled. The County's partner organization, Helpsy, will recycle unusable items and send useable items on to nonprofit partners.

Take your donations to the blue Helpsy bins at the following locations:

I-66 Transfer Station in Fairfax

I-95 Landfill Complex in Lorton

West Springfield Governmental Center

Sully District Governmental Center

Visit the recycling website to see a detailed list of accepted items and specific drop-off information.

Website: [fairfaxcounty.gov/publicworks/recycling-trash/textile](https://www.fairfaxcounty.gov/publicworks/recycling-trash/textile)

Phone: 703-324-5230

Email: trashmail@fairfaxcounty.gov



Drone Safety in Hickory Farms

Greetings Neighbors,

I am writing with a special message regarding the operation of drones in Hickory Farms.

Drones can be an enjoyable hobby and have many useful applications, and their presence over private property does not necessarily mean that an operator is violating the law. Fairfax County specifically notes that simply flying over a residential area is not, by itself, a crime or an inherent violation of privacy.

However, drone operators are required to operate their aircraft safely.

The Federal Aviation Administration (FAA) requires drone pilots to follow federal safety and airspace rules. Depending on the type of operation and aircraft, these can include requirements concerning airspace authorization, altitude, registration, Remote ID, maintaining visual line of sight, yielding to other aircraft, and safe operation.

This is particularly important in a neighborhood such as ours, where homes, pedestrians, children, pets, vehicles, trees, and other potential hazards are in close proximity. It is also especially important in Fairfax County because of the complex and restricted airspace associated with Washington, D.C., and nearby airports. Drone operators are responsible for determining whether a proposed flight is permitted before taking off.

Fairfax County advises residents to contact the Fairfax County Police Department when a drone is being operated recklessly in a manner that presents an immediate danger to people on the ground or other aircraft. Both Fairfax County and the FAA specifically advise contacting local law enforcement if a drone crashes in your yard, injures someone, or damages your property.

Virginia law also provides protections against certain invasions of privacy. Virginia Code §18.2-130.1 prohibits knowingly and intentionally using a drone to secretly or furtively peep or spy into a dwelling through a window, door, or other opening under circumstances that violate an occupant's reasonable expectation of privacy.

If you operate a drone in Hickory Farms, please know the rules, make safety your first priority, maintain control of your aircraft, and be considerate of your neighbors and their property.

If a drone crashes on your property, causes damage or injury, or is being operated in a manner that presents an immediate danger, please contact the Fairfax County Police Department. Residents should not attempt to disable, interfere with, or shoot down a drone themselves.

We want everyone to be able to enjoy their hobbies while ensuring that Hickory Farms remains a safe and respectful community for all of our neighbors.

Thank you,

Steve Kubrak

President

Hickory Farms Community Association

Official Sources and Additional Information

Fairfax County - About the UAS Program → www.fairfaxcounty.gov/uas/about-uas-program

Fairfax County Park Authority - Model Aircraft and Drones → www.fairfaxcounty.gov/parks/node/858

Federal Aviation Administration - Recreational Flyers & Community-Based Organizations → www.faa.gov/uas/recreational_flyers

Virginia Code §18.2-130.1 - Peeping or Spying by Electronic Device or Unmanned Aircraft System
→ law.lis.virginia.gov/vacode/title18.2/chapter6/section18.2-130.1/



DRIVE WITH CARE. TRAVEL WITH CARE.

FAIRFAX COUNTY

Safety is a Shared Responsibility

WHAT IS A VULNERABLE ROAD USER?

Pedestrians, operators and passengers of bikes, scooters, assistive mobility devices, wheelchair conveyances, skateboard, scooters and other micro-mobility vehicles.

FACT: Turning and backing maneuvers account for a large number of injuries to vulnerable road users.

- Constantly scan the environment, **look left and right**, for pedestrians, multi-modal and micro-mobility road users.
- Slow down when approaching crosswalks, come to a **full stop** at red lights and scan both directions.
- **Turning right? Check left and right for pedestrians before moving.**
- **Phones down, eyes up!** Distracted drivers place everyone at risk every moment they are not focused on the primary task of driving.
- **Excess speed kills.** Speed slows reaction times and the ability to stop prior to entering crosswalks.
- Use extra caution around **kids and youth**. Watch for sudden movements.

WALKING OR ROLLING?

- Be predictable. Follow crosswalk and road rules.
- Scan the environment. Actively watch traffic patterns.
- Be visible. Wear bright/reflective clothing, especially at night.



Did you know?

Micromobility refers to small, low-speed vehicles intended for personal use and includes station-based and dockless bikeshare systems, electric-assist bikes, and electric scooters!



Fairfax County Police Department, Traffic Safety Services
For emergencies (Police/Medical/Fire) Dial 911 | non-emergency reporting dial 703-691-2131
To request this information in an alternate format, contact 703-591-0500 | TTY 711
<https://www.fairfaxcounty.gov/police>

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.

G X V N X F T L Z T F N U T D K K X J D M R H H E
I K E L N M A F F G G S W T I S K T H R E K D K N
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X N B J P D B C G M J I Q J R H P X X M A Z A D U

Word Search

Spooky Pumpkins Ghosts Fall Leaves Cold Apple Cider
Autumn Hickory Farms Neighborhood Community Birds
Trick or Treat Candy Animals Schools

WORD SEARCH SUDOKU

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