HICKORY FARMS

NOVEMBER 2026



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

President Column

As we approach the end of another year, I want to take a moment to reflect on what makes Hickory Farms such a wonderful place to call home. A neighborhood is more than its homes, streets, and common areas. It's the people who live here, the connections we build, and the small contributions that help make our community a better place for everyone.

Throughout 2026, we've continued working to strengthen our association, improve communication, and find new ways to encourage resident participation. None of this happens on its own. It takes volunteers willing to give their time, neighbors willing to lend a hand, and residents who care about the future of our community. To everyone who has contributed this year, whether in a formal role or simply by helping a neighbor, thank you.

As we look toward the new year, I encourage everyone to consider getting involved. You don't need to serve on the Board or commit to a major project to make a difference. Helping with a neighborhood activity, sharing an idea, welcoming a new neighbor, or volunteering a little time can have a meaningful impact. A strong community is built through participation, one neighbor at a time.

There are also some practical reminders as we head into winter. Please keep an eye on weather forecasts, secure outdoor decorations and seasonal displays, and remember to check on neighbors who may need a little assistance during periods of cold weather. It's also dark early now and will remain so until the spring. Visibility is lower in the dark, so please keep an eye on your children when they venture outside. Drivers, keep an extra sharp eye out for our youngest neighbors.

One additional item of interest for homeowners: Virginia has moved to allow certain balcony-mounted solar installations. If you've been considering residential solar, this may be worth exploring. As with any exterior modification, please review applicable state requirements and our association's architectural guidelines before beginning an installation.

Finally, on behalf of the Board, I wish everyone a safe and happy holiday season. Whether you're celebrating with family and friends, traveling, or simply enjoying a quieter time at home, I hope the coming weeks bring you some well-deserved rest and happiness.

Thank you for being part of Hickory Farms. I look forward to working with you in 2027 as we continue building a neighborhood we can all be proud of.

Happy Holidays and Happy New Year!

Steve Kubrak

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Upcoming Events

HFCA Board Meeting
Will be held December 8th at 7 pm via Microsoft Teams

Newsletter Items Due
Due on December 22nd

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

Annual Assessment - Dues

This year's assessment is **$310.00** and is due no later than **January 31, 2027**. Pay electronically or pay by mail.

Payment details are as follows:

- Ensure payment reaches HFCA Treasurer no later than January 31, 2027
- **Pay Electronically**:
    - You may pay by e-check or credit card at: https://hickoryfarmshfca.cheddarup.com Cheddar Up is a secure digital payment method that is integrated with our MoneyMinder web-based accounting software
        - No fee for e-checks. E-check is an ACH debit from a payer's bank account, which involves payers entering their bank account and routing numbers.
        - Credit card payments will include an additional processing fee.
- **Pay By Mail:**
    - **M**ail your check or money order to:

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

    - Ensure the property address is written on your check or money order.
- Moved? New homeowner? Email owner's name, address, and telephone number to secretary@hickoryfarms.org, who maintains Hickory Farms records.
- Help us stay in touch by joining the HFCA email list (listserv) at https://hickoryfarms.org/hickory-farms-listserv This is a private list for HFCA only.

THANK YOU! Your assessment payments help keep our community beautiful and safe.

Questions? Contact Treasurer@Hickoryfarms.org

Hickory Farms Community Association Bylaws Article VII, Section 2(c) governs annual assessments. Assessment payments are the responsibility of the property owner. Payments that are not postmarked or in the physical possession of the Treasurer by February 7, 2027 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 of $360.00) will be returned to the homeowner for non-payment. On March 1, 2027, delinquent accounts will be turned over to the Association's attorney for collection. At that point, the amount owed by the delinquent homeowner will be $360.00 plus all associated attorney fees 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.

The Birds of Hickory Farms
By: Bob Cosgriff

If I were to write a headline for this month's article it would be something like "Rare Bird Sighting in Hickory Farms!"The bird in question is **Summer Tanager** (*Piranga rubra)*. A beautiful male was seen and photographed by Jim Bever (Farm House Road) on 28 September (see photo). We are essentially at northern limit of its breeding range. I have seen this bird in Virginia only near Richmond and at Whitewater State Park in Stafford County. Jim's sighting brings our Hickory Farms species list to **125** birds recorded since we moved here in 1979. In my estimation, Jim's Summer Tanager is in the top five all-time rare-bird sightings for Hickory Farms. The other birds are Blackburnian Warbler, Cerulean Warbler, Blue-winged Warbler, and Merlin (a small, uncommon falcon). All these one-of-a-kind sightings were in our yard except the Blue-winged Warbler which was seen at the top of the lower commons near the sledding hill.





Like its cousin, the Scarlet Tanager (*Piranga olivacea*), the Summer Tanager is a neo-tropical migrant that winters in Mexico and South America, departing its breeding range in September and October. It prefers to stay high in the canopy foraging slowly for insects. The male is the only all-red bird in North America; the male Scarlet Tanager is a deeper red with black wings and tail. Check out the Cornell Lab's All About Birds website to learn more about these two birds:

https://www.allaboutbirds.org/guide/Summer_Tanager/id

To mark Jim's outstanding sighting, **Summer Tanager** is our Bird of the Month. In fact, I am going to proclaim it our "Bird of the Year" given that it is a first-ever sighting for Hickory Farms! Hopefully it will return in 2027.

During early October, a Ruby-throated Hummingbird was still coming to our feeders. The last sighting was on 8 October This is within the range of departure dates over the last three years.

Our Purple Martin colony's successful year was mentioned in a posting on the Northern Virginia Purple Martin Initiative on 14 September. Most of this organization's martin colonies are on Fairfax County parkland. We were the first HOA to approach them about placing a colony in our common area. With two colonies near the pond at George Mason University, the head of the Initiative, Mike Bishop, thought our upper commons might draw the overflow from the GMU colonies. He was right and our boxes were occupied in the initial 2023 season by 3 nesting pairs, followed by 4 pairs in 2024, 6 pairs in 2025, and 10 pairs this year. It is safe to say that our colony is successful and should gradually fill up in future years.

As the leaves begin to turn colors and drop to the ground, it is time to be on the lookout for overflying flocks of migratory Canada Geese. They will be high up, headed south, not to be confused with the permanent resident geese that fly low over Hickory Farms periodically. Many species of migratory waterfowl winter here along the Potomac and Occoquan rivers and in both Accotink Bay and Pohick Bay. Mason Neck State Park and the two riverside parcels of the Occoquan NWR are prime spots to see a variety of ducks. (The state park charges a parking fee, whereas the NWR is free.) Tundra Swans are also possibilities at Mason Neck. Dyke's Marsh in Alexandria off the GW Parkway is another good spot. Closer to home, both Burke Lake Park and Lake Mercer host migratory waterfowl. The walking is easy and there are many vantage points.

Smaller winter visitors are arriving as this newsletter comes out. White-throated Sparrows returned to our yard on 2 November. Friday the 13th was our lucky day to welcome our first Slate-colored Junco. Purple Finches have not shown up as of the submission of this newsletter but we are in the window for their return based on past arrival dates. According to the annual Winter Finch Forecast, there is not much likelihood of irruptions of seed-loving boreal birds (those species breeding in the extensive pine forests of Canada) due to plenty of food sources to hold them over the winter in Canada with some movement into the northern states like Maine and upstate NY. If we are lucky, we might see Red-breasted Nuthatch and Pine Siskin (relatives of the American Goldfinch that come to thistle feeders). We have logged both species in our yard but the sightings have been few and far between. But birds can be unpredictable, which is why it is always good to be on the lookout. As Jim Bever's Summer Tanager demonstrates, you never know what bird you might see in Hickory Farms!

Approved ACC Applications October 2026

Property	Modification	Approved Date
10025 Wheatfield	Replace roof	Oct 4, 2026
10031 Wheatfield	Replace deck	Oct 4, 2026

Hickory Farms 2026 Holiday Lights Decorating Contest



It's time for the annual Hickory Farms Holiday Lights Decorating contest! Beginning December 1, get your houses decked out with lights and other fun holiday decorations. Voting for the winners will start on Wednesday, December 16 and run through Tuesday, December 22. Voting will be done using an electronic form and will close on December 22. Winners will be announced on Dec 23 by placing yard signs in the yards of the winners. We are mixing things up this year with new categories! We will celebrate winners in the following categories:

Most Classic: Celebrates timeless, elegant, and warm-white or multi-colored displays with balanced curb appeal.

The Griswold Award: Awarded to the over-the-top, maximum-illumination display inspired by National Lampoon's Christmas Vacation (because you can never have too many lights!).

Most Holiday Spirit: goes to the home that radiates pure festive joy and stops traffic with its undeniable cheer; brings joy to young and old.

Winter Toyland: Best use of inflatables, playful characters, whimsical setups, and bright, kid-friendly colors.

Best Block / Cul-de-Sac Spirit: a group category rewarding the stretch of street or cul-de-sac with the most decorated houses.



Hickory Farms Newsletter and Community Survey

We'd love to hear from you! The HFCA Board invites you to complete a brief, seven-question survey about newsletter preferences, community activities, and ways to stay informed and involved. Your feedback will help guide our efforts to serve Hickory Farms. Scan the QR code below to complete the survey. Please provide your input by **Saturday, December 12th**. Thank you for sharing your input!

Link : https://forms.office.com/r/WpgdKVzcvG

When It Snows!

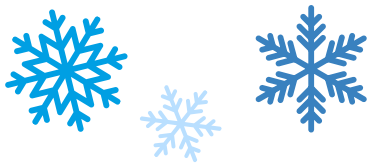
As snow falls across our neighborhood this winter, here is some helpful information about snow removal from Fairfax County. Besides the sidewalk in front of your home, there are other, community-focused places to consider shoveling snow:

- Fire hydrants – every second counts; clear at least three feet around
- School bus stops in the neighborhood
- Walking or bike trails
- Storm drains

Snow shovel safely. Take breaks while shoveling and do not overexert yourself, especially if you are usually inactive. Shovel small amounts of snow at a time. Push the snow instead of lifting where possible.

About salt: While salt helps get rid of ice, too much can be harmful to our drinking water, aquatic life, trees, vegetation, vehicles, pipes and infrastructure. So, don't overdo it. Make sure you're using just enough to get the job done. For example, a 12-ounce mug of salt should be enough to treat a 20-foot driveway or about 10 sidewalk squares. Also, consider how salt can impact neighborhood dogs; if possible, try and use pet-friendly kinds.

Source: https://www.fairfaxcounty.gov/snow/remove



Crime and Traffic Saftey

Want to know how to keep yourself and your loved ones safe?

Check out all of these important crime prevention tips by clicking the links in this section.

Links:

Lock It or Lose It:

https://fcpdnews.org/2026/07/27/shop-smart-meet-safe-tips-for-online-buying-and-selling/?utm_medium=email&utm_source=govdelivery

Shop Smart, Meet Safe:

https://fcpdnews.org/2026/07/15/lock-it-or-lose-it-10-tips-to-help-prevent-vehicle-break-ins-and-theft/?utm_medium=email&utm_source=govdelivery

Motercycle Saftey:

https://fcpdnews.org/2026/08/03/motorcycle-safety-starts-with-all-of-us/?utm_medium=email&utm_source=govdelivery

E-Bike Saftey:

https://fcpdnews.org/2026/06/26/know-before-you-ride-e-bike-and-recreation-safety/?utm_medium=email&utm_source=govdelivery

Celebrating Our Hickory Farms Volunteers & Welcoming the 2027 Volunteer Group

As we reflect on this past year, we want to extend our heartfelt thanks to all of the volunteers who generously shared their time, energy, and talents throughout 2026. Your dedication, commitment, and willingness to serve have made a meaningful difference, and we are truly grateful for everything you have contributed.

As we look ahead to 2027, we are excited to welcome our new volunteers! We look forward to getting to know you, working alongside you, and sharing another year of fellowship, teamwork, and service.

There is still room for you! We have a few volunteer positions that remain open for 2027, and we would love to have more helping hands join our team. Whether you are a returning volunteer or someone considering getting involved for the first time, there is an opportunity to make a difference. If you have been thinking about volunteering, now is a great time to step forward!

To everyone who has served, thank you for being such an important part of our community. To our incoming volunteers, welcome! We are so glad you are joining us, and we look forward to a wonderful 2027 together.

2026 Departing Hickory Farms BOD, Officers and Valued Volunteers		
Departing or Changed Roles		
Clair Hill	Secretary	Board of Directors (BOD) - Executive
Mindy Koo	Newsletter Delivery Neighbor	Valued Volunteer
Cathy & Roger Basl	Newsletter Delivery Neighbor	Valued Volunteer
Kiera Stark	Newsletter Editor	Officer
Dan Cook & Raleigh Onks	Welcome Wagon	Valued Volunteer

2027 Hickory Farms BOD, Officers and Valued Volunteers

Board of Directors (BOD)		
Steven Kubrak	President	Board of Directors (BOD) - Executive Board
Peter Handjinicolaou	Vice President	Board of Directors (BOD) - Executive Board
Jill Horner	Secretary & ACC Member	Board of Directors (BOD) - Executive Board
Judy Deng	Treasurer	Board of Directors (BOD) - Executive Board
Charles Chu	At - Large - Newsletter Communications & Delivery Coordinator	Board of Directors (BOD)
Pam Barrett	At - Large - Historian	Board of Directors (BOD)
Tad Weed	At - Large - Property Management Company Project	Board of Directors (BOD)
Melissa Stark	At - Large - Common Areas Committee - Improvements & Remediation - Trees	Board of Directors (BOD)
Pete Scala	At - Large - CAC Member, Back Up ACC Lead & Special Projects Member	Board of Directors (BOD)
Louis Eswood	At - Large Member & ACC Member	Board of Directors (BOD)
Bob Sottitle	Architectural Control Committee Lead	Board of Directors (BOD)
Treasury		
Judy Deng	Treasurer	Board of Directors (BOD) - Executive Board
Zachary & Gabriela Ginsburg	Assistant Treasurer	Officer
Melissa Stark	Reserve Study Lead - Signage Lead (Tenure - Until Project is Finished 2027)	Valued Volunteer
Telah Jackson	Reserve Study - Signage (Tenure - Until Project is Finished 2027)	Valued Volunteer
Melissa Stark	Reserve Study Lead - Marking Easements & Boundary Lines in Rabbit Run (2027)	Valued Volunteer - Lead
Keith Ferguson (ACC Member)	Reserve Study Member - Marking Easements & Boundary Lines in Rabbit Run (2027)	Valued Volunteer
Bob Sottile (ACC Lead)	Reserve Study Member - Marking Easements & Boundary Lines in Rabbit Run (2027)	Valued Volunteer
Larry Rogers (CAC Member)	Reserve Study Member - Marking Easements & Boundary Lines in Rabbit Run (2027)	Valued Volunteer
Pete Scala (ACC, CAC & Board Member)	Reserve Study Member - Marking Easements & Boundary Lines in Rabbit Run (2027)	Valued Volunteer
Steven Kubrak (President)	Reserve Study Member - Marking Easements & Boundary Lines in Rabbit Run (2027)	Valued Volunteer
Rich Dudley (CAC Member)	Reserve Study Member - Marking Easements & Boundary Lines in Rabbit Run (2027)	Valued Volunteer
Vacant	Reserve Study Lead - Lower Commons Asphalt Path (2028)	Valued Volunteer
Zachary & Gabriela Ginsburg	Annual Review of the Books (1 time - January/February)	Valued Volunteer
Matthew Witcofsky	Annual Review of the Books (1 time - January/February)	Valued Volunteer
Tad Weed	Annual Review of the Books (1 time - January/February)	Valued Volunteer

Celebrating Our Hickory Farms Volunteers & Welcoming the 2027 Volunteer Group

Common Areas		
Melissa Stark	At - Large - Common Areas Committee - Improvements & Remediation - Trees	Board of Directors (BOD)
Rich Dudley	Commons Area Committee - Maintenance	Officer
Bob Cosgriff	Commons Area Committee - Rabbit Run Remediation Project	Officer
Judy Cosgriff	Commons Area Committee - Rabbit Run Remediation Project	Officer
Ron Arnold	Commons Area Committee - UC Pool Project	Officer
Sondra Arnold	Commons Area Committee - UC Pool Project	Officer
Janis Wise	Commons Area Committee - UC Pool Project	Officer
Larry Rogers	Commons Area Committee - Remediation - Trees	Officer
Pete Scala	Commons Area Committee - Remediation - Trees	Officer
Caiden Stark	Little Free Library Monitor	Valued Volunteer

Communications & Technology		
Betty Chu	Newsletter Editor	Officer
Charles Chu	At - Large, Newsletter Delivery Coordinator	Board of Directors (BOD)
Danielle Hawkins	Newsletter Delivery Neighbor	Valued Volunteer - Route 1
Phillip Donnel	Newsletter Delivery Neighbor	Valued Volunteer - Route 2
Bob & Judy Cosgriff	Newsletter Delivery Neighbor	Valued Volunteer - Route 3
Heather Webb	Newsletter Delivery Neighbor	Valued Volunteer - Route 4
Jennifer Maloney	Newsletter Delivery Neighbor	Valued Volunteer - Route 5
Bob Sottitle	Newsletter Delivery Neighbor	Valued Volunteer - Route 6
Caroline Kennedy	Newsletter Delivery Neighbor	Valued Volunteer - Route 7
Dan Cook & Raleigh Onks	Newsletter Delivery Neighbor	Valued Volunteer - Route 8
Carol Marshall	Newsletter Delivery Neighbor	Valued Volunteer - Route 9
Vacant	Newsletter Delivery Neighbor	Valued Volunteer - Route 10
Vacant	Newsletter Delivery Neighbor	Valued Volunteer - Route 11
Lauren Seger & Joe Macisso	Newsletter Delivery Neighbor	Valued Volunteer - Route 12
Nicole Witcofsky & Matthew Witcofsky	Newsletter Delivery Neighbor	Valued Volunteer - Route 13
Bryan Crabtree	Webmaster	Officer
David Tropiano	Listserv	Valued Volunteer

Architectural Control Committee		
Bob Sottitle	Architectural Control Committee Committee Lead	Board of Directors (BOD)
Pete Scala	Architectural Control Committee Committee Member	Valued Volunteer
Keith Furguson	Architectural Control Committee Committee Member	Valued Volunteer
Donna Garfield	Architectural Control Committee Committee Member	Valued Volunteer
Ed Kiechlin	Architectural Control Committee Committee Member	Valued Volunteer
Josef Gasimov	Architectural Control Committee Committee Member	Valued Volunteer
Louis Eswood	Architectural Control Committee Committee Member	Valued Volunteer
Jill Horner	Architectural Control Committee Committee Member	Valued Volunteer

Recruiting		
Vacant	Nomination Committee Chair (Term is 90 days - End of July - October)	Valued Volunteer
Vacant	Nomination Committee Volunteer (Term is 90 days - End of July - October)	Valued Volunteer
Vacant	Nomination Committee Volunteer (Term is 90 days - End of July - October)	Valued Volunteer

Community Engagement		
Laura Bucher	Social Committee	Valued Volunteer
Juliette Giordano	Social Committee	Valued Volunteer
Vacant	Yard Sale Coordinator Lead (1 Time a Year)	Valued Volunteer
Nicole Witcofsky	Yard Sale Volunteer	Valued Volunteer
Vacant	Welcome Wagon	Valued Volunteer

Neighborhood Watch		
Allie Shaw	Neighborhood Watch Coordinator	Valued Volunteer
Steve Kubrak	Neighborhood Watch Volunteer	Valued Volunteer
David & Sarah Tropiano	Neighborhood Watch Volunteer	Valued Volunteer
Jon Lilja	Neighborhood Watch Volunteer	Valued Volunteer
Mike Giordano	Neighborhood Watch Volunteer	Valued Volunteer
Michael Hardwick	Neighborhood Watch Volunteer	Valued Volunteer
Pete Scala	Neighborhood Watch Volunteer	Valued Volunteer
Will Lundsford	Neighborhood Watch Volunteer	Valued Volunteer
Vacant - Multiple Members Needed	Neighborhood Watch Volunteer	Valued Volunteer

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 Infomation	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 Newsletter Editor 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

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

Summer Tanager Hickory Farms Neighborhood Jolly Community Holidays

Hot Chocolate Cold New members November Grateful December

Thankful Autumn Lights Winter Birds New Years Colorful Snow

SUDOKU

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