

The Armfield Link

Serving the Communities of
Lees Crossing I ♦ Lees Crossing II ♦ Armfield Farms ♦ Saville Chase

April 1993

IMPORTANT INFORMATION

APRIL 25, 1993 12:00 - 4:00 PM
Community Clean-up Day at Pool

APRIL 27, 1993 7:30 PM
Annual Meeting
Ben Franklin Intermediate School
County Supervisor Michael Frey
will speak

Presidents News

Yes, we still have an active Board of Directors! Although we have experienced some changes resulting in a long transition period (which is not yet complete) we are working diligently.

The "New Board", as of May 1992, consisted of Dave Wenner, Todd Jackson, Tanya Black, John Anderson and myself (Linda Turpyn). Dave and Todd had each already served one year of their respective three year terms. Tanya was appointed to fill a vacant position which had one year left to complete its three year term. Lucky Tanya! John and I were beginning the first year of our three year terms.

We were sorry to lose our President, Dave Wenner, due to a

transfer to Louisiana in August. Luckily, a conscientious homeowner, Steve Hudak, offered his services and the Board immediately appointed him to fill Dave's position. (We didn't want to give him too much time to rethink his offer.)

Unfortunately, Todd Jackson has decided to resign. Fortunately for us, Todd has been so busy at work he hasn't had time to write his resignation letter and so remains an active Board member. The Board is planning on appointing Tanya Black to complete Todd's term.

There will be one Board position open for election this year. The election will be held at our Annual General Meeting on:

TUESDAY, APRIL 27, 1993, AT 7:30 P.M.
AT BEN FRANKLIN INTERMEDIATE SCHOOL.

Anyone interested in running should contact: **Toni Koch with Armstrong Management at (703) 385-1133 extension 228.**

Our various committees have been hard at work this year keeping the community running smoothly. Thanks to all committee members for your help!!! We rely on your continued efforts and encourage others to become involved. A special thanks to Terri Donovan for offering her services as our Neighborhood Watch representative. You will be hearing from her in the future and I hope at least a few of you will offer to help Terri with this committee. Bill Baily ran the Neighborhood Watch Program for years and will be sorely missed. Thanks for all the information you passed on to us, Bill.

The following is an overview of some of the items the committees and Board have been working on for the past several months:

- The Board has retained Kass, Skalet, Segan, Spevack & Van Grack, P.C. as legal counsel for the Association.
- The 1993 Pool Management Contract has been awarded to Virginia Pools per the Pool Committee's recommendation.
- We signed another one year contract with Armstrong Management Services, Inc. We have been very pleased with their work. We will miss Bruce Hopkins, our former representative, but look forward to working with Toni Koch. Toni has already been a great help.
- Green Thumb Enterprises has been awarded the 1993 Grounds Maintenance Contract. The Grounds Committee reviewed

several bids before deciding which firm to recommend.

- A Resolution was adopted to allow the Board to impose fines for violations. We hope this will help to keep our legal expenses down.
- A new electrical box was installed at the tennis courts.
- A portion of fencing and a brick post containing electrical wires blew down in a recent heavy rainstorm. Thanks to a concerned homeowner and the Grounds Committee Chairperson, Eric Hoierman, an electrician was contacted immediately and this potentially hazardous situation was under control. Repair is scheduled for the middle of March.

I hope you have found this informative and hope to see many of you at the Annual Meeting. **PLEASE, COMPLETE YOUR PROXY AND MAIL IT TO ARMSTRONG MANAGEMENT IMMEDIATELY.** You may retrieve your proxy if you attend the meeting. But if something comes up and you are unable to attend the meeting, we may not have a quorum if you haven't mailed in your proxy!

GROUNDS COMMITTEE NEWS

The Grounds Committee was busy reviewing and evaluating six bids from landscape maintenance companies. Based on familiarity, very few complaints and a \$2,500 savings from last year, the Committee recommended Green Thumb Enterprises be retained. The Board approved. During the Spring and Summer months, as planting, mulching, mowing, fertilizing and weed/pest treatments commence, please let the Grounds Committee know if there are any questions and/or concerns.

Another important item, several residents have telephoned in complaints about dog droppings in the common areas and private property. This causes not only a big mess when it comes into contact with people but is also a potential health hazard. On behalf of the whole community, we are asking all pet owners to be aware of this concern and to please clean up after your pets.

TENNIS ANYONE?

By Deborah Dugan

The wet, cold and snowy days have certainly made it great to sleigh ride, make snowmen and enjoy the family, but I have had enough. I am ready for Spring and the warm outdoors. With the changing of the season means changing our activities and a great way to stay in shape and have fun is playing tennis.

Remember those tennis courts you pass by every time you take the kids to the pool? Do you remember how many times you have seen them empty and wished you knew someone you could play with or just practice? Well, I do! I am not a great player but I am an average player who would

like to find other tennis enthusiasts who would be willing to exchange telephone numbers or even organize an informal schedule of games. Please note the word INFORMAL. I am not suggesting a league; however, I would like to establish a list and possibly organize certain days and hours to play on a regular basis. For example, I would like to find a partner or two that I know is available to play on a certain day and time.

On Community Day, Sunday, April 25, 1993, from noon to 4 p.m., there will be a tennis table set-up to sign up people who are willing to participate. By the way, any and all suggestions are welcomed. I am excited about meeting other people who are just as busy as I am, but who would like to take some time out and have a little fun. See you then!!!

Pool News

The Board has approved a new Pool Management Company, Virginia Pools, which has a great deal of local experience. The Pool Committee is pleased to welcome them to Armfield.

Our POOL SIGN-UP AND COMMUNITY CLEAN-UP DAY WILL BE SUNDAY, APRIL 25, 1993, FROM NOON TO 4:00, with a rain date planned for May 2. Look for "sandwich boards" posted at neighborhood entrances for a reminder.

Tennis courts will receive a clean-up and "pick-me-up" on the Community Day, April 25, so tennis players, please be there to help! Use of tennis courts requires a key, which you request from Armstrong Management. Please use your key and remember, keys will NOT be available at the pool.

In the past, guest passes were kept at the pool. Beginning this season, they will be issued and turned over to homeowners for keeping. Ask about them on Pool Sign-up Day!

As the Summer approaches and you have comments or suggestions about the Pool and Tennis Courts, please call any of the members on the Committee or Armstrong Management (385-1133 extension 228).

Swim Team

By Joanne Burger

Although we have had a cold and snowy March, Let's think WARM weather now and get ready for the Swim Team. Don't forget to come to the pool on Community Day (April 25) to sign up for the Stingrays!

If you are new to the neighborhood, we encourage you to visit us then and we will be happy to answer your questions about the team. For newcomers and our "old timers", we will have team registration, volunteer sign-up, a new and improved information booklet and possibly team suits for swimmers to try on and to order. If you have any questions, please call JOANNE BURGER AT 437-8359. We look forward to seeing all of you on April 25!

EFFECTIVE APRIL 1, 1993, THE ARMFIELD HOMEOWNERS ASSOCIATION P.O. BOX, LOCATED IN THE CHANTILLY POST OFFICE, WILL BE CLOSED. THIS BOX WAS OPENED PRIOR TO OUR HIRING ARMSTRONG MANAGEMENT SERVICES, INC., AND IS NO LONGER NEEDED. CLOSING THIS BOX IS A MONEY SAVING EFFORT. ALL CORRESPONDENCE SHOULD BE SENT

DIRECTLY TO: ARMFIELD HOMEOWNERS ASSOCIATION C/O ARMSTRONG MANAGEMENT SERVICES 3949 PENDER DRIVE, SUITE 205 FAIRFAX, VIRGINIA 22030

UNPAID ASSOCIATION DUES AND ARCHITECTURAL REVIEW COMMITTEE (ARC) VIOLATIONS (& COSTS INVOLVED TO ALL OF US)

The Board of Directors spends the majority of each Board meeting and a percentage of our legal fees dealing with homeowners' violations in the Armfield community. The rules and covenants that each homeowner agreed to abide by when purchasing their homes are in place to ensure that our community remains a pleasant, beautiful, safe place to live in the years to come. Homeowners who fail to pay their association dues, and homeowners who build any additions and/or exterior modifications to their homes without prior permission or approval from the Architectural Review Committee (ARC), are costing ALL OF US MONEY. Before building onto or modifying your home, the modification MUST be submitted to the ARC. Just call TONI KOCH WITH ARMSTRONG MANAGEMENT AT (703) 385-1133 EXTENSION 228 for an Architectural Change Request Form. If a neighbor who lives beside or across from you is modifying their home (i.e. putting in a fence, building a porch, deck or addition, converting a garage to a room, etc.) and you have not signed an Architectural Change Request Form stating that you have been notified about the changes and that your neighbor has applied for approval through the ARC, then please, call Armstrong management immediately. An EXTERIOR ALTERATION APPLICATION has been included in this newsletter for your reference.

EXTERIOR ALTERATION APPLICATION

Please mail to:

Armfield Homeowners Association
c/o Armstrong Management Services, Inc.
3949 Pender Drive, Suite 205
Fairfax, Virginia 22030
Attn: Architectural Review Committee

From:

Name _____
Address _____
Phone _____
Section & Lot Number _____

1. Description of Change(s) Desired. Please provide the details and purpose of the alteration in the space below, including the type and color of the materials to be used, and the location on the property. If the request is for a change in paint or stain color, attach a sample with identifying manufacturer's number. If the change is for a structural change, ground planting, fence, pool, etc., please include a sketch or drawing showing the exact location on a copy of your lot survey (plat). If you are requesting to install a fence, provide information on your neighbors' fences (i.e., height, style, etc.)

2. Planned Date of Installation: _____

3. Acknowledgment of Adjacent Property Owners. *(This acknowledgment only indicates that neighbors are aware of the applicant's intent to request the subject change. It does not constitute or indicate approval or disapproval of the change by the neighbors. Concerned neighbors may contact a member of the Architectural Review Committee or mail a letter to above address to express their views.)*

a. Name (Signature) _____
Address _____
Phone _____

EXHIBIT A

- b. Name (Signature) _____
Address _____
Phone _____
- c. Name (Signature) _____
Address _____
Phone _____
- d. Name (Signature) _____
Address _____
Phone _____
- e. Name (Signature) _____
Address _____
Phone _____
- f. Name (Signature) _____
Address _____
Phone _____

4. General Information

a. The building ordinances of Fairfax County may require the filing of plans with the County. Homeowners are solely responsible for complying with all County, State, and Federal ordinances and laws relating to the construction, installation, or modification of the change requested, to include obtaining all permits. Approval by the Architectural Review Committee does not constitute a waiver of any of these requirements.

b. This application shall be reviewed at the Committee's monthly meeting. If a more expeditious review is required, the owner shall so indicate and include justification.

c. A copy of this application shall be returned upon completion of the review, indicating approval or disapproval. Applications must be submitted in duplicate.

d. Construction and installation must be completed within 120 days of the date of approval by the Committee.

e. In cases where there is disagreement with the Committee's determination, a written appeal may be submitted in writing to the Committee within ten days of receipt of notice of the Committee's decision.

5. Homeowner's Acknowledgment. I understand and agree that no work on this request shall commence until written approval of the Architectural Review Committee has been received.

Owner's Signature(s): _____

Date: _____

EXHIBIT A

EXTERIOR ALTERATION APPLICATION SKETCH

(Draw a sketch in adequate detail for the Committee to determine the acceptability of the proposed alteration(s). The sketch must be in enough detail to show the actual design or style intended. Manufacturer's drawings and photographs may be used to augment sketches.)

Committee action: Accepted___ Rejected___

Remarks:

(Construction, installation, or modification must be completed by _____, otherwise any approval contained herein is invalid and this request must be resubmitted for reconsideration).

Chairman, Architectural Review Committee:_____

Date:_____

LAND USE COMMITTEE

- The clearing opposite Lee Jackson Highway and Majestic Lane is going to be a new public golf course.
- Chantilly Library Facility is to open in April 1995.

Four areas of focus for Armfield interest are:

1. Widening of Lees Corner Road.
2. Widening of Centreville Road.
3. Springhaven extension into Sully Plaza.
4. Zoning of property immediately West of Armfield.

NEWSLETTER PUBLICATION

Please note, the newsletter will now be published and distributed bi-monthly rather than monthly. We have a real lack of involvement in this area and feel this would be more cost-effective. If we need to publish more than six per year, for instance during Summer months, we will do so.

If you ever want to publish anything in the community newsletter, please contact **Armstrong Management** at (703) 385-1133 extension 228. We welcome any articles!

Social Committee

UPCOMING EASTER EVENT IN THE COMMUNITY

The Social Committee is planning an EASTER EGG HUNT. Details will be on A-frame signs at the entrances.

- * Only one person puts the A-

frame signs out at all the entrances. If you see one blown over, please put it back up so everyone can see the message.

JOIN A COMMITTEE

Now that Seville Chase is really completed, we are a community of nearly 500 homes. Our community is a large one, with approximately 40 acres of common space. There are only 5 volunteers on the Board of Directors and there is a lot of work to be done. The committees of the Association are always looking for new volunteers. The committees are as follows:

POOL AND TENNIS, GROUNDS, SOCIAL, ARCHITECTURAL REVIEW & LAND USE WITHIN COUNTY

Names and telephone numbers of committee heads are on the back page of every newsletter. Most committees have monthly meetings.

SNOW FLOWING INFORMATION

The streets of our community are owned by the State and maintained by the County. When it snows, contact the **Fairfax County office of the Virginia Department of Transportation** with any questions or comments about snow plowing.

OPEN LETTERS FROM CANDIDATES FOR BOARD OF DIRECTORS

The Nominating Committee has received the following two open letters from homeowners interested in serving on the Board of Directors. Nominations can be made right up until the vote on April 27, 1993, at

the Annual Meeting. Contact either Terri Donovan at 834-1137 or John Anderson or Tami Carbone, who are Nominating Committee members.

Dear Neighbors:

I am a candidate for Armfield Farm Board of Directors. Although my family is new to Armfield, having moved to Rosetree Court in September, we have lived in western Fairfax County for nearly 9 years. In our previous community, I served as a Neighborhood Chairperson, reporting to the Board of Directors. I became involved in numerous controversies, including architectural and site planning for retail development within the community.

As an in-house attorney and property manager for a real estate development and management company, I frequently meet with the type of contractor providing services in Armfield (landscapers, pool management and repair and waste and recycling). My day to day responsibilities frequently require discussions with State and local governmental agencies.

I believe that a unified neighborhood Board can successfully voice its concerns regarding education, road improvements and future development to appropriate governmental bodies and business. An experienced Board is best able to motivate and assist the management of our community.

I look forward to meeting you and appreciate your consideration.

Robert J. Strupp
13703 Rosetree Court

Dear Armfield Owners:

I have a Ph.D. in mathematics

from Dartmouth College. After 13 years as a faculty member at Purdue University in Indiana, I took the job of running a research program for the Navy. I have worked at the Office of Naval Research as a program manager for about 3 1/2 years. We looked for a long time before we decided to buy a home in the Armfield Homeowners Association area. We have 3 young children, ages 6, 5 and 2. So I am very concerned with both property value and safety issues that are important to every homeowner. I sincerely believe that it is time to give something back to the community by serving on the Board of Directors and the committees that go with it. I have no particular agenda, and believe that most of us want consistency, fairness and a light hand from our Association. I will try to do that job!

Marc Lipman
3665 Beech Down Drive

FOOTBRIDGE REQUEST UPDATE

The Board of Directors received a letter from Michael Frey concerning our desire for a footbridge over Flatlick Creek between Bokel Drive and King Charles Drive. The Department of Public Works, in coordination with Fairfax County Public Schools and the Office of Comprehensive Planning, evaluated our request. Attached is the letter we received, confirming that our request meets criteria for inclusion and/or consideration for two different County programs, neither of which have funding.

The Board is looking into the cost of installing a footbridge made of wood, similar to those on the trails in Seville Chase. We would like homeowners who are interested in this issue to contact them with ideas, concerns, etc.

As noted in the attached letter, we need a volunteer to coordinate petition collection for eligibility in the School Sidewalk Program and a volunteer to be the Trails Representative to the Office of Comprehensive Planning to prioritize this request in the County-wide Trails Program.

-- MULTI-FAMILY YARD SALE --

SATURDAY, APRIL 17, 1993, 9 A.M.
TO 1 P.M. RAIN OR SHINE TO BE HELD AT
3572 ARMPFIELD FARM DRIVE
(baby items, antiques, household
goods, toys and books)

**A NOTE FROM FAIRFAX COUNTY DEPARTMENT
OF PUBLIC WORKS**

**VANDALISM OF FAIRFAX COUNTY'S SEWER
SYSTEM**

The Fairfax County sewage collection system consists of approximately 2,900 miles of sewer pipes and over 70,000 sanitary sewer manholes. These manholes, used for inspection and cleaning of the sewer system, are covered by a heavy lid made of iron or aluminum. "Fairfax County Sanitary Sewer" is engraved on each of these covers and they can be bolted down or secured to discourage vandals. They are, however, not foolproof.

Recently, there have been many incidents of vandalism to the County's sewer system. These incidents have typically involved lifting of manhole covers and dropping objects in the manholes such as sticks, bricks, boulders, aluminum cans and glass bottles. Sewage flow

in pipelines is stopped by these objects. Consequently, waste water overflows into a neighboring stream or into private homes. This creates significant environmental degradation and a public health hazard.

It is possible to reduce the frequency of vandalism by making citizens aware of this problem. The Line Maintenance Division is responsible for maintaining the County's sanitary sewer system. If you see an overflowing manhole or suspect vandalism to the system, call the 24 hour emergency number - (703) 323-1211. Your assistance in protecting the environment and public health will be greatly appreciated.

COMMON GROUNDS REMINDERS

**A REMINDER TO ALL HOMEOWNERS THAT THE
COMMON GROUNDS ARE NOT TO BE
LANDSCAPED BY INDIVIDUAL HOMEOWNERS.**
The grounds maintenance company is contracted to mow and maintain the grounds. Cutting of trees, planting of any kind and placement of any furniture, shed or play equipment is strictly forbidden. If you have any questions or complaints concerning the common grounds, contact **ARMSTRONG
MANAGEMENT AT 385-1133 EXTENSION 228.**

**YOU SHOULD NOT BE ACCESSING COMMON
GROUNDS THROUGH HOMEOWNERS'
PROPERTIES.** Please respect your
neighbors' privacy and property.


**PET EXCREMENT SHOULD BE REMOVED FROM
COMMON GROUNDS BY PET OWNERS,
IMMEDIATELY.**

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FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Michael R. Frey, Supervisor DATE: FEB 05 1993
Sully District

FROM: William J. Leidinger 
County Executive

SUBJECT: Installation of a Pedestrian Bridge at Flatlick Creek
on the West Side of Lees Corner Road

REFERENCE: Your memorandum to John W. di Zerega, Director,
Department of Public Works, dated December 1, 1992
(copy attached)

The Department of Public Works (DPW), in coordination with Fairfax County Public Schools (FCPS) and the Office of Comprehensive Planning (OCP), has completed an evaluation of the subject pedestrian bridge request in accordance with the attached memorandum to you dated January 6, 1993.

In 1991, former Supervisor Martha Pennino requested information regarding the installation of a pedestrian bridge at Flatlick Creek and the extension of the existing walkway along Lees Corner Road to Bokel Drive. Attached is a copy of the response from Richard A. King dated February 4, 1991, which provides information regarding this walkway request.

During the current investigation, FCPS confirmed that the installation of a pedestrian bridge at Flatlick Creek, along with the extension of the existing walkway on the west side of Lees Corner Road to Bokel Drive (see attached map), does meet the criteria for inclusion in the School Sidewalk Program. However, as noted in the February 4, 1991, memorandum from Richard A. King, a petition form must be signed by the majority of the affected property owners before further consideration is given for the establishment of a school sidewalk project. DPW did not receive a signed petition in response to the previous correspondence. If it is desired to pursue the requested project under the School Sidewalk Program, please have the attached petition form endorsed by the affected property owners. The petition must be returned to DPW no later than March 15, 1993, in order to be considered for inclusion on the FCPS prioritization list of proposed projects for Fiscal Year 1995 (July 1994 - June 1995). It should be noted that the School Sidewalk Program has not received funding for the past several years due to budgetary constraints within the County. It is currently anticipated that funds will not be available for the School Sidewalk Program in the foreseeable future.

FEB 05 1993

Michael R. Frey, Supervisor
Installation of a Pedestrian Bridge at Flatlick Creek on the West
Side of Lees Corner Road
Page 2

Regarding the Countywide Trails Program, OCP advised that the request qualifies for consideration, since Lees Corner Road is designated as a planned trail location on the Countywide Trails Plan. However, priority status assigned by the Sully District Trails Committee is a prerequisite for funding under the Program. Nominations for projects can be made through the District Trails Representative under the annual review process. If Lees Corner Road is included on the trails priority list, previously unfunded trail projects will be ahead of this proposed project for future funding consideration. Sully District does not currently have a Trails Representative on the Countywide Trails Committee. Funds are not currently available for the Countywide Trails Program due to budgetary constraints. As previously noted for the School Sidewalk Program, funding for the Countywide Trails Program is also not anticipated for the foreseeable future.

Although funds are not available for this walkway request, DPW prepared a conceptual cost estimate for the installation of the pedestrian bridge and the extension of the walkway along Lees Corner Road to Bokel Drive in accordance with your request. The current order-of-magnitude estimated cost is in the range of \$160,000 to \$200,000. This estimate includes costs for design, land acquisition, and construction. These costs may vary based on the final walkway alignment and ultimate land acquisition requirements.

Concerning the existing pedestrian bridge on the east side of Lees Corner Road, this facility was installed by the developer of Foxfield in conjunction with improvements to Lees Corner Road and Hollinger Avenue.

If I may be of further assistance, please advise.

WJL/sgr/0620.f
Attachments: As Stated

cc: Anthony H. Griffin, Deputy County Executive for Planning and Development
cc: James P. Zook, Director, Office of Comprehensive Planning
cc: Gordon E. Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools
cc: John W. di Zerega, Director, Department of Public Works

Classified Ads

THESE ADVERTISEMENTS ARE PROVIDED AS A SERVICE TO THE COMMUNITY.
THEY ARE NOT AN ENDORSEMENT BY THE BOARD OF DIRECTORS OR THE ASSOCIATION
NEIGHBORHOOD CHILD CARE LIST

To place an ad, contact Toni Koch at 385-1133 extension 228

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Directory

**BOARD AND COMMITTEE DIRECTORY
ARMFIELD HOMEOWNERS ASSOCIATION
ATTN:**

**P.O. BOX 220243
CHANTILLY, VA 22022**

Please address correspondence to the attention of the appropriate committee.

BOARD OF DIRECTORS

President	Linda Turpyn	481-0147
Vice President	Tanya Black	378-6346
Secretary/Treasurer	Todd Jackson	435-8599
Director	John Anderson	478-0987
Director	Steve Hudak	968-0538

COMMITTEE CHAIRS

Pool & Tennis	Charlie Smart	435-8892
Swim Team	Joanne Burger	437-8359
Grounds	Eric Hoierman	481-3090
Land Use	Steve Hudak	968-0538
ARC	Harold Zealley	437-5740
Neighborhood Watch		
Social	Tanya Black	378-6346
Newsletter	Tanya Black	378-6346

POOL PHONE

689-9831

MANAGEMENT COMPANY

Armstrong Management Services, Inc.

**385-1133
(x 228)**

ARMFIELD HOMEOWNERS ASSOCIATION
c/o Armstrong Management Services, Inc.
3949 Pender Drive, Suite 205
Fairfax, VA 22030

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