

# ARMFIELD



# ADVOCATE

Winter 1997

## What's Happening!

### Community Update

Peterson Farm Update .....	2
Garden Contest .....	2
Swim Coach Needed .....	2
From the President .....	3
Your Letters .....	3

### Health Noting

Carbon Monoxide Threat .....	4
Smoke Detector Maintenance .....	4
Fire Evacuation Plans .....	5

### Community Regulations

County Zoning Regulations .....	6
From Armstrong Management .....	6
Advertising in the Newsletter .....	7
Multi-Way Stop Signs? .....	7

### Odds & Ends

Congratulations! .....	8
Armfield Directory .....	8
On the Calendar .....	8

## Mounting Area Gang Activity Cause For Concern

In the midst of big red barns, petting farms, country roads, and open spaces, we sometimes lose sight of the dangers facing our children. While we may not need to be overly alarmed about the onslaught of drug and gang subculture pressures on our children, we should not lose sight that they are certainly not immune.

Officer Aniello DeSantis, Fair Oaks District Station's Gang Coordinator says there are between 30 to 40 documented gangs operating in Fairfax County. In our western corner of the county, graffiti indicates at least three active gangs. Of real concern is the fact that gangs from other areas are moving into this county in an effort to recruit new members.

"Fairfax County represents untapped potential to outside gangs," says DeSantis. "This is an affluent location and therefore perfect prey. We have to be as proactive as we can." "There is no law against the formation of a gang or even being a gang member," he adds, "but gang-related activities can be unlawful and it is these activities that we have to be on the alert for."

DeSantis says Chantilly has not seen too much gang activity, but a fair number of incidents have been reported in places like Manassas and Herndon, both close enough to home for Chantilly parents to take note.

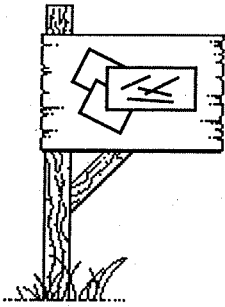
Children as young as ten are succumbing to gang pressure, but middle schoolers aged 12 or 13 are the typical targets. These days, girls are just as likely to become members as boys. Ironically, it is a sense of belonging that gangs offer young people who often do not get or feel strong family bonds in their own homes. The gang environment is comforting and protective to vulnerable kids whose family environments often leave them unsupervised and fendng for themselves.

"What we're seeing in the Fair Oaks area is a lack of real gang leadership and organizational skills," says DeSantis. That's good in that we have not yet seen what DeSantis calls hard-core gang activity. On the flip side, organized gangs in other areas find these loosely coordinated gangs ripe for the picking. For example, there are over 300 gangs in Los Angeles, and many are spreading countrywide, seeking out areas with

**"Fairfax County represents untapped potential to outside gangs... [who] set rules when parents don't!"**

**Aniello DeSantis,  
Gang Coordinator,  
Fairfax Oaks District Station**

Continued on page 5



# Community Update

## Peterson Farm Update

Fairfax County Supervisor Michael Frey found time in his frenetic schedule to attend the HOA's October general meeting held at Lees Corner Elementary School, to update the community on the Peterson Farm proposed development.

"Land use is governed by the land use plan dealing with broad policies like resource protection areas and open space preservation. It also has recommendations for the type of use in certain areas and recommends densities," Frey explained. Three to four dwelling units per acre in this area is the usual recommendation.

Frey added that the zoning process includes open space, access to developments, and home style negotiations. The Board of Supervisors can not mandate these issues. Rather, they can facilitate differences. "We can't force a developer to buy land or an owner to sell land. What we can do is encourage a different layout of lots and use of land space," said Frey, referring to community concerns about the Peterson Farm tract.

An Armfield resident present at the meeting believed that the developer had made an effort to meet the Armfield community halfway on the various concerns for the tract of land stating, "Mr. Montague (the petitioning developer) has engaged us from the very beginning. He has met with us a few times already and modified his proposal."

A public hearing on the Peterson Farm development was scheduled for January 8, 1997 in the Fairfax County Government Center. Following this meeting, the Planning Commission is expected to make a recommendation to the County's Board of Supervisors to either to approve or deny the application. Within a few weeks, the case will be scheduled for a second public hearing before the Board of Supervisors, at which time a final decision will be made.

Armfield residents may direct any related comments, ideas, or questions to **Denise James**, staff coordinator in the county's **Office of Comprehensive Planning Zoning Evaluation**, at 324-1290. The case number for the Peterson Farm issue is **RZ 96-Y-030**.

## Garden Contest

For all green-thumbbed residents, chase away the Winter blues by planning your Spring and Summer gardens now! This growing season might just see the first Annual Armfield Garden Competition, an opportunity to get kudos for your gardening labor. Via a simple nomination process, front lawn gardens (sorry, no vegetables this year) of Armfield residents that are attractive and inviting, tempting those passing by to stop and admire, will be the main contest criteria. The contest will be open only to members of the Armfield HOA.

As a new activity with no funding, any resident who is in a position to donate a prize or willing to help canvas appropriate prizes (nursery or home improvement retail gift certificates, for example) should contact Jo Gordon as soon as possible. Once these details including judging criteria are worked out, the next issue of the newsletter will publish the rules and dates for nominations and awarding prizes—most likely late Spring or early Summer.

The purpose of this contest is twofold: First, it gives everyone a vested interest in uplifting the attractiveness of the entire Armfield property; second, it gives necessary recognition to those among us who put sweat equity into our homes. But most importantly, it will be fun!

Anyone with an interest in contributing prizes, suggestions, or help for making this competition happen should contact **Jo Gordon** at 709-8237 or email: [jogordon@erols.com](mailto:jogordon@erols.com).

### Wanted: Swim Coach

The Armfield swim team is looking for a head coach and an assistant coach to lead it to victory again in 1997. Applicants must be well versed in all strokes. Prior instructional experience is a plus. Coaches must also communicate well with children of all ages.

The deadline for applications is **February 15, 1997**. Send resumes to **Deborah Broderick**, 13633 Old Chatwood Place, Chantilly, VA 20151, or e-mail to [kpoulson@erols.com](mailto:kpoulson@erols.com).

## President's Corner

At the start of a new year we tend to reflect on the events of the past 12 months. As a community, Armfield has fared well. We suffered through some minor inconveniences, such as the Lees Corner bridge repair, but today we can safely walk or bike from one end of the community to the other without landing in the creek!

Many neighbors have so kindly contributed their time to community functions, the swim team, the pool party, and playground improvements, to name just a few. Thank you all for your contributions! Thank you also to the Architectural Review Committee members for their vital and often difficult decision making task.

On a personal note, I hope we can spend less time dealing with violation issues in 1997. Please remember that the guidelines and

covenants that exist in Armfield were established for the good of the community; their intent was not to make life difficult for anyone. For the most part, these are rules we choose to live by when we move into this neighborhood. Occasionally a home owner acts in contravention of the covenants and a dispute arises when the resident is cited. It is my hope that we can continue to deal with these issues harmoniously, without resorting to the time and expense of litigation.

This coming year will present new challenges: What will become of the Peterson tract? Will there be development along Centreville Road? What intermediate school will our kids attend in 1998? We all have an opportunity to address these and other issues and I look forward to participating in the process. Please feel free to do likewise!

Have a happy new year!

**Rob Strupp (471-1152)**

## Letters to the Editors

*Letters for publication are welcome. They may be edited for space and you may request to have your name withheld although preference will be given to signed letters. Please include your name and address with all correspondence to the editors.*

### Stop Sign Ideas

I think (the proposed stop signs) are a very good idea. Thank you for your efforts. In addition to adding the stop signs, might I suggest that an effort be made to have VDOT highlight the existing stop intersections by marking the roadways with a stop sign and the word 'stop'. All too often, a driver on a residential street doesn't think that stop signs are in place. A reminder on the roadway itself might be an additional tool to slow these (drivers).

Bob Douel

Beech Down Drive

I have lived in other communities and experienced the same problems with drivers and similar solutions had been used. In my opinion, stop signs did not work very well there and so I don't think they will work here. The best solution was to station a policeman to write tickets to speeders, although most of the speeders turned out to be residents.

Name withheld upon request

Clary Sage Drive

*Editors' Note: These ideas will be considered and presented to VDOT. Other ideas are welcome and should be directed to board member Dan Gordon. See page 7 for more information!*

### Newsletter Kudos

Thanks so much for reviving our newsletter! ... Hopefully your lead will encourage more of us to be responsible, participating community members...

Rhea Boudaoud

Beech Down Drive

I wanted to thank you for the new and improved newsletter. I found it to be very well written and informative. I am always interested in knowing more about what is happening in the neighborhood...

Kristi Golden

via e-mail

### New Neighbor

We just received the fall copy of the *Armfield Advocate* from Armstrong Management. We moved into Armfield Farms about three weeks ago and just love it here! It really is a nice neighborhood. We moved from a tiny townhouse in Centreville, so this is a much needed improvement in our lives!

Tim, Polly, Danny (27 mo.), and Bobby (7mo.)  
Murray

Gladwyn Court

*Editors' Note: Welcome to the community!*



# Worth Noting

## WINTER SAFETY TIPS

### Carbon Monoxide Threat

A colorless, odorless gas, carbon monoxide (CO) is deadly. It can't be seen, tasted or smelled and can kill before you even know it's in the air you're breathing. Those with greater oxygen requirements, such as babies, children, senior citizens, and those with coronary or respiratory problems are at the greatest risk.

A by-product of combustion, CO is present whenever fuel is burned. It is produced by common home appliances such as gas or oil furnaces, clothes dryers, water heaters, fireplaces, charcoal grills, gas ranges, wood burning stoves and space heaters. Fumes from cars also contain CO and can enter homes through open doorways and even through walls.

A well ventilated home with properly maintained appliances has a greatly reduced risk of CO poisoning since CO is likely to be safely vented to the outside. However, in today's energy efficient homes, this is not always the case. Insulation meant to keep warm air in during winter months and cool air in during summer months can trap CO-polluted air in a home year-round. Furnace heat exchangers can crack, vents can become blocked, inadequate air supply for combustion appliances can cause conditions known as backdrafting or reverse stacking, forcing contaminated air back into the home.

The Consumer Product Safety Commission recommends installing at least one CO detector per household, preferably near the sleeping area. A second detector near the home's heat source provides additional protection. Choose an Underwriters Laboratories listed detector that sounds an audible alarm. A battery operated detector continues to protect in the event of a power outage. Home owners should also regularly inspect and service potential problem sources of CO.

The typical symptoms of CO poisoning are headaches, fatigue, nausea, dizzy spells, confusion and irritability. As levels of the toxin in the bloodstream increase, symptoms may advance to vomiting, loss of consciousness, and eventually brain damage or death.

If you suspect that you or a family member are experiencing CO poisoning, get out of the house immediately and into the fresh air. Evacuate the house as quickly as possible and call the fire department which will confirm the presence of CO, attempt to identify the source, and then ventilate the gas from the home.

Always err on the side of caution, says Fairfax County's Fire and Rescue Department, and teach your children to spot the signs of CO poisoning as well.

### Smoke Detector Maintenance

Having a smoke detector in your house is not enough. It has to work! Proper placement and maintenance are essential.

Clean detectors monthly with gentle vacuuming. Each month, test detectors according to manufacturer's instructions. If these aren't available, light a candle or match and hold it near the detector. Blow out the flame, allowing smoke to drift upwards. To stop the alarm, fan fresh air into the detector.

For battery powered smoke detectors, replace batteries annually or when the battery alarm activates. Get into the habit of changing your battery in the fall, while turning back clocks for Daylight Savings Time.

## Fire Evacuation Plan

Most homes are routinely fitted with smoke alarms these days (one on every floor is essential, and additional alarms in each bedroom is recommended), but few families take the time to formulate an evacuation plan in the event of a life-threatening fire. When fire breaks out, there's no time for planning!

The Fairfax County Fire and Rescue Department says every home's evacuation plan should include the following:

1. Know two ways out! Plan two ways out of every room, especially bedrooms.
2. Make sure all doors and windows can be opened quickly. If your escape plan includes exiting through a window, be sure to have a safe way to reach the ground. Make special arrangements for children and people with disabilities.
3. Get out fast! Don't try to find treasured possessions or even pets in a fire emergency. Just get out, and then call the fire department.
4. Choose a meeting place for everyone to gather once they have evacuated the house. Each family member should know how to call the fire department from a neighbor's home.
5. Do not go back inside until the fire department indicates it is safe to do so.

Finally, practice your evacuation plan at least twice a year so that you are ready if an emergency should arise. For help formulating an evacuation plan, contact your local fire station or the Life Safety Education Branch of the **Fairfax County Fire and Rescue Department** at 246-3801.

Continued from page 1

## Gang Activity

relative wealth and little gang activity.

As parents, we can be proactive. The following are signs of gang activity and should be taken seriously:

Gangs mark their territories with graffiti. Typical are names, initials, and symbols representative of their identity. DeSantis says all graffiti on community property should be reported, recorded, and removed as quickly as possible. "Graffiti is the gang's newsletter of the streets," he says.

Parents should check their childrens' homework books, school bags, and bedrooms for doodles with odd designs or nicknames. If you see something that is unfamiliar or troubles you, have a frank discussion with you child right away. DeSantis says kids are entitled to their privacy and space, but parents have a responsibility to know what their children are involved with.

Clothing styles also give clues, but parents should not jump to conclusions that aren't supported by other signs. For instance, baggy pants are in fashion today for young people, but if your child hangs out with a group who all wear the same black baggy jeans, plaid shirts, black caps, and black boots, that raises a question about the group's activities.

Tattoos can be a dead give away. If your child sports a tattoo on the inside web of his fingers with three dots or a teardrop tattoo on her face, these are strong indicators of gang involvement. DeSantis says these signs have been seen in both Reston and Herndon.

Finally, behavior is a key, but do not confuse typical adolescent rivalries and spats with gang activity. It is the criminal element in behavior that should set off alarm. When teens cross over into crime, steal guns, truant from school, can't explain their whereabouts, peddle drugs, or commit violent acts to further a common goal, don't be duped into thinking this is normal adolescent behavior.

"Teens today are under pressures that are far greater than we could ever imagine," says DeSantis, including pressure from parents, schools, their peers, and the media. "Gangs," he says, "set rules when parents don't!"

If you have concerns about possible gang activity, don't hesitate to contact the authorities. **Aniello DeSantis, Gang Coordinator, Fair Oaks District Station** can be reached at 591-0966.

5

12300 Le Jardin  
ffx va  
22033



# Community Regulations

## County Zoning Regulations

At the October, 1996, HOA general meeting, Fairfax County's Senior Zoning Inspector Paul McAdam addressed residents on local zoning regulations and their enforcement.

On a few occasions, Armfield residents have expressed concern about the number of occupants in a nearby home. McAdam explained that a dwelling unit (in this case, a single-family home) may be occupied by: one family (consisting of people related by blood or marriage with any number of their natural, adopted, foster or step children) and up to two boarders; or two single parents or guardians with up to six of their dependent children; or a group of up to four people, not necessarily related by blood or marriage, but functioning as a single housekeeping unit.

McAdam said it may be possible to assess if there are too many residents in a home by watching the times that people come and go, and by keeping track of how many entrances are being used on a property. Other things to watch for are the number of newspapers being delivered and the number of cars parked regularly outside.

**Day-Care Rules** Home day-care providers may care for up to seven children in a single-family home. However, the county's Office for Children (OFC) regulates these numbers more specifically, with respect to children's ages and number of on-site caregivers. It is the OFC which regulates the conditions of home day-care, not the zoning office. For specific details, the **Office for Children** can be reached at 218-3800.

**Rules on Pets** Up to two dogs are permitted on single-family home lots. Pet owners must have at least 12,500 square feet for additional dogs.

"We want compliance through education," said McAdam, adding that he is accessible to residents who have questions or concerns on zoning issues. To report suspected zoning violations, **Paul McAdam, Fairfax County's Senior Zoning Inspector** can be reached at 324-1414.

## From Armstrong Management

### Happy New Year!

Over the past couple of months, there have been some staff changes at Armstrong Management that may affect your point of contact for various services. Did you know that there are several staff members who work for the Armfield community? The list that follows will give residents an idea of who to speak with when they have questions. Call the main number at 385-1133, followed by the correct individual's extension.

We look forward to hearing from you!

#### Armstrong Management Service Staff 385-1133

**Bookkeeping: Assessments, Account balances, statuses**  
Roman Mason, ext. 3234

**Resale Coordinator: Information on resales, disclosures**  
To be announced ext. 3235

**Settlement Coordinator: Settlement information**  
Zenita Zambrano, ext. 3232

**Property Manager: Rules and regulations, amenities**  
Toni Koch, ext. 3228



## Advertising in the Armfield Advocate

What better way to reach your community than by advertising in this very newsletter! Not only can you improve your product or service's reach, but you can also add to the financial resources available for producing this quarterly publication.

Advertising rates are as follows:

### Business card ad

Per issue for owner/resident	\$5
Per issue for non-resident	\$10

### Quarter-page ad

Per issue for owner/resident	\$15
Per issue for non-resident	\$25

### Half-page ad

Per issue for owner/resident	\$25
Per issue for non-resident	\$40

### Full-page ad

Per issue for owner/resident	\$45
Per issue for non-resident	\$75

To book your space or for further information, contact property manager **Toni Koch** at 385-1133, ext. 3228.

## Yay Or Nay? Your Vote is Needed!

In order to slow traffic on Beech Down Drive and Armfield Farm Drive, new multi-way stop signs are being proposed at the intersections of Southernwood Court and Old Chatwood Place respectively. For VDOT to take this proposal seriously, broad community support must be shown. Whether you are in favor of the measure or not, your response is needed in determining how best to reduce the hazards posed to this community by speeding cars.

Last issues Armfield Advocate ballot form was not completed by enough homeowners, so we are repeating it in the hope that more residents will participate and help determine a resolution.

If you have already voted, you do not need to again. For those residents who have not voted, please review the benefits and negatives in the next couple of paragraphs as we understand them from VDOT, complete the ballot below, and mail or deliver it to Board member **Dan Gordon** at ~~385~~ **Beech Down Drive, Chantilly, VA 20151** by **February 21, 1997**. Alternative ideas for this recurring problem are welcome; Dan would love to hear from you.

**The Benefits vs. Negatives.** The benefits of multi-way stop signs are obvious—reducing speed and the safety hazard posed to pedestrians, particularly our children and traffic. But VDOT also wants us to recognize and accept potential negative impacts these signs might cause. These include: negative impact on travel times; reduced motorist compliance with the requirement the sign imposes; difficult to enforce; parking restrictions within 30 feet of stop signs; and the potential for increased noise and air pollution.

These negative impacts may not all apply to our community and some of them are things we could probably live with if drivers recognized and obeyed the posted speed limits. Only residents can decide whether these stop signs would benefit the community.

## Multi-Way Stop Sign Ballot

*Please cut along the dotted line above, and deliver the completed ballot to **Dan Gordon**, ~~385~~ **Beech Down Drive, Chantilly, Virginia 20151**, by **February 21, 1997**.*

I have been informed of and understand the potential benefits and negative impacts on the Armfield Farm community should multi-way stop signs be installed on Beech Down Drive (at the intersection with Southernwood Court) and on Armfield Farm Drive (at the intersection with Old Chatwood Place).

Accordingly, I

☐

Approve

☐

Disapprove

of installing these multi-way stop signs as a speed-reducing measure.

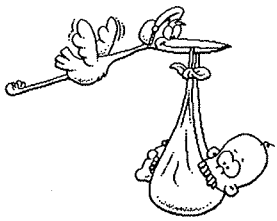
Name:

Address:

Telephone Number:

Signature:





# Odds & Ends

## Odds 'n Ends

Jeannette and Richard Borneman and son Benjamin of Beech Down Drive welcomed the arrival of Danielle Lynn, born October 15, 1996, weighing in at 8 lbs. 1 oz. Congratulations!

Applause is also in order for Kenneth and Donna Hartigan of Beech Down Drive who welcomed the arrival of their first child, Kenneth Ryan on October 14, 1996, weighing in at a healthy 8 lbs. 5 oz.

The Armfield community welcomes Tim, Polly, Danny (27 mo.), and Bobby (7mo.) Murray who moved into their Gladwyn Court home recently.

*New to the neighborhood? New additions to your family? Contact an editor so we can share your good news!*

## Armfield Directory

### Board of Directors

Deborah Broderick, Vice President	709-8360
Dan Gordon, Secretary	709-8237
Mauricio Herman, Asst. Secretary	834-0723
Ann Meier, Treasurer	478-3490
Rob Strupp, President	471-1152

### Armstrong Management Services

Toni Koch	385-1133 ext. 3228
fax:	591-5785
e-mail:	tonikoch@armstrong.net.

### Architectural Review Committee

Eric Hansen	437-1524
-------------	----------

### Grounds Committee

Terri Donovan	834-1136
---------------	----------

### Pool Committee

Sue Kovalcik	318-0677
--------------	----------

### Social Committee

Marcie McCauley	471-9604
-----------------	----------

### Swim Team

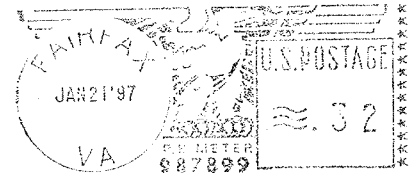
Keith Poulsen	378-9606
Wanda Rixon	471-9850

### Newsletter Editors

Jeannette Borneman	707-0394
Jo Gordon	709-8237

8

Armstrong Management Services, Inc.  
3959 Pender Drive, Suite 205  
Fairfax, Virginia 22030



## On the Calendar...

Board meetings are held on every third Tuesday of the month and are open to all residents. Meetings are held at Armstrong Management Services' offices, located at 3959 Pender Drive, Suite 205, Fairfax, in the conference room at 7:30 p.m.

### HOA Board Meetings

January 21  
February 18  
March 18  
April 15

**BEECH DOWN DRIVE**  
CHANTILLY VA 20151-3369