



Armfield Farm Connection

Newsletter - Winter 2006

President's Message



Happy Holidays everyone! It has been a busy start to my term as President of our homeowners association. I have decided that it is hard getting old. Our community is approaching 20 years old and a number of our facilities are showing their age.

We recently repaved the parking lot at the pool for the first time since it was installed at a cost of about \$43,000. The parking lot had formed large potholes and cracks that were only going to get worse with the snow and ice this winter. If you haven't been by recently, it looks great.

We also brought in an independent consultant to review the mechanical and safety status of our pool. We have had a number of pool companies managing it over the past few years, and the board was concerned about several emergency repairs. We had to spend about \$15,000 this pool season just to keep the pool running. The news from the report was concerning. We are looking at potentially \$55,000 in repairs to the pool for the upcoming season. The main costs will be replacing the original pool filter system (about \$12,000), resurfacing the white coat and racing lanes (about \$27,000), possibly installing a pool cover (\$12,000), and upgrading to an automatic chlorination system (\$3,000).

The pool filter system is currently working, but is about three years past its life expectancy and could fail at any time with little or no notice. The white coat was replaced six years ago and should have had a life expectancy of about seven years, but has failed prematurely. The failure may be due to incorrect maintenance of the water chemicals over time. The installation of an automatic chlorination system will insure that this does not happen again and increase pool safety by constantly checking pool chlorine and Ph levels. Also, by installing a pool cover for the fall and winter, we can double the life expectancy of the white coat from seven to fourteen years.

CONTINUED ON PAGE 3

Upcoming events:

Dec. 10th - Fire Truck Santa

4:00 p.m. to 4:30 p.m. at the pool

Dec. 28th - HOA Board Meeting

7:00 p.m. at Capitol Property Mgmt

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Kids enjoyed the Halloween Parade!

Please note that we are mailing quarterly bills for HOA dues instead of yearly coupon books.

Contact Information

Board of Directors:

President	Rob Shear	703-796-0556	president@armfieldfarm.org
Vice-President	Unfilled		vicepresident@armfieldfarm.org
Treasurer	Steve Snyder	703-481-3332	treasurer@armfieldfarm.org
Secretary	Greg Seiler	703-437-4872	secretary@armfieldfarm.org
At Large	Paul Malherek	703-481-8188	atlarge@armfieldfarm.org

Capital Property Management

Manager	Dan Gordon	703-707-6404	dgordon@capitolcorp.com
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Committees:

Architectural Review	Charlie Dutton	703-787-8324	arc@armfieldfarm.org
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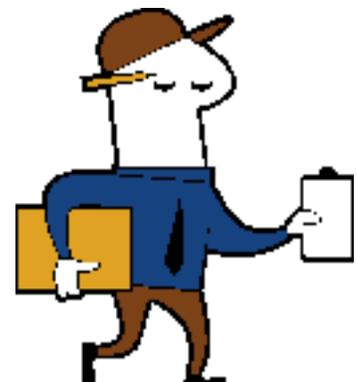
Communication	Chair Unfilled Please contact Rob Shear if you are interested in volunteering to help with the newsletter or the website. James Murray Polly Murray Annette Rhoads	communication@armfieldfarm.org
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Grounds and Roads	David Tenny		groundsandroads@armfieldfarm.org
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Pool	Catie Price Marianne Gonzalez	703-471-1872	pool@armfieldfarm.org
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Safety and Security	Joe Sherrier Manny Pimentel Sky Dantinne		safety@armfieldfarm.org
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Social	Peggy Cook Kim Reardon Annette Rhoads Julie Kim Chris Dunne Dawn Donnelly Melissa DeLeon Caren Martin Beth Brummett Jeanette Castillo Courtney Mountcastle Polly Murray	703-318-7261 703-707-9317	social@armfieldfarm.org Mary Swanbery Jennifer Griese Deb Cobb Ellen Smyth Judy Dutton Deneen Vaughn Joya Shrivastava Manasi Shitut Stephanie Darling Jennifer Troung Stacy Tucker
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President's Message Continued

In addition, we would only have to drain and refill the pool every three years instead of every year. These savings allow for the pool cover to pay for itself in a short period of time.

These repairs will certainly take a toll on our reserve funds. We are reviewing the budget and reserve plan for next year to see if we can make these much needed repairs. One item that may save our community is the widening of Centreville Road. We expect to receive \$25,000 to \$30,000 from the Virginia Department of Transportation to annex some of land adjacent to the road. We should obtain the final amount in early 2007.

You may recall that the tot-lot near the Clary Sage field was destroyed by arson this summer. We have selected a replacement tot-lot that is similar to the one that was destroyed using money from insurance. We also decided to remove the metal fitness equipment and replace it with two swings and a couple of smaller ride toys. The new equipment should be installed in the next month or so.

Dennis Kazuba has served as a board member for many years. He recently relocated to South Carolina and resigned his position on the board. He was a great asset to our community and we will miss him at our meetings and community events as DJ Kaz. We will replace Dennis at our normally scheduled annual meeting in May 2007. If you are interested in running for the board in May please let me know.

Finally, I would like to ask you to speak with your children about their language on our basketball courts. We have received some complaints about foul language being used at high volumes by kids playing in our neighborhood. If you could let them know that this is not appropriate, I would appreciate it.

Rob Shear
President
Armfield Farm Homeowners Association
President@armfieldfarm.org



Local Daycare/Preschool

3848 Beech Down Drive, Chantilly
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(703) 347-2506 (cell)



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Fairfax County Phone #'s

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Fairfax County Animal Control.....703-691-2131
Fairfax County Public Works.....703-324-2000
Fairfax County Government.....703-324-4636
Fairfax County Street Signs.....703-934-2840
Fairfax County Water Authority.....703-698-5613
Fairfax County Zoning Office (noise).....703-324-1300
Fairfax County Maintenance & Stormwater
Management Division.....703-934-2800
Dominion/Virignia Power.....888-667-3000
Miss Utility - Call before you dig.....800-552-7001
Office of Consumer Affairs.....703-222-8435
Washington Gas (non-emergency).....703-750-1000
Washington Gas
(emergency if you smell gas).....703-750-1400
Wildlife Hotline.....703-440-0800

Verizon Consruction Contractor
Ivy H. Smith Co.....800-768-8831



Architectural Standards

Common ARC Violations

Most of our homeowners do a great job maintaining their homes. We don't have very many problems, but we do see some more than others. Here are some of the more common Architectural Review Committee violations. If you receive a notice, please act quickly to resolve it.

Gas Lamps - If you own a home with a gas lamp, please make sure it is lit. There is an article on page 5 about how to obtain mantles.

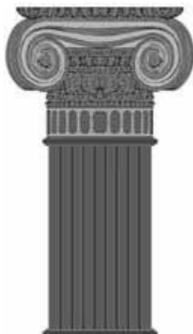
Plant beds - If you have flower or plant beds around your home, you need to keep them weeded and tended to.

Mailboxes - We do NOT allow the Rubbermaid all-plastic mailboxes. If you are replacing your mailbox with a different one, please fill out an ARB application. They are available at our website www.armfieldfarm.org/committees_architectual.asp

Windows and Mullions- All windows in a home need to either have mullions or not. A mullion is the vertical/horizontal bar on a window. If you are installing replacement windows, please make sure they all match.



Trim Color Paint - All paint including window trim, fascia boards, and garage door trim needs to be the same color. The garage and front doors should match each other or the trim color. An example of a violation is a house with tan trim, a red front door, and a white garage door. If you have any questions, you can send an email to arc@armfieldfarm.org



Software Discounts

FCPS Students Eligible for Discounts on Select Microsoft Products

Through a special agreement with Microsoft, Fairfax County Public Schools (FCPS) students and staff members can now purchase select Microsoft products for home and personal use at great discounts. In addition, Fairfax County Public Schools adult education students are also eligible to purchase through this program.

Student Select is part of Fairfax County Public Schools Technology@Home program. This program seeks to help students, faculty, and staff members with their home technology needs by enabling them to purchase directly from vendors at educational discount rates. With the latest technology, students, faculty, and staff members can make the best use of instructional and administrative resources from home.

For more information on available products, pricing, and how to order, go to

<http://www.fcps.edu/DIT/techathome/studentselect.html>.



Water Line Insurance

Did you know that the water line that runs from the street to your home is your responsibility? We have had a number of people in our community who have needed to get this replaced during the past year. Dominion Virginia Power has an insurance plan you can add to your power bill for about \$3 per month to cover this risk that could cost you as much as \$4,500.

You can find out more information about program at: <http://retail.dom.com/products/warranty/waterline.jsp>

Gas Mantles

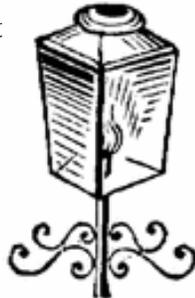
Many of the gas lamp posts in our neighborhood have one or more of the mantles missing. Our new ARB guidelines require them both to be lit or the light be converted to electricity with a sensor to turn it on automatically at night.

In order to help residents obtain the mantles, we have purchased a stock of them and our management company will resell them at cost for \$5.00 a set. You can pick them up at:

Capital Property Management
3914 Centreville Road
Chantilly, VA 20172
703-707-6404

Please bring a check made out to Armfield Farm HOA for \$5.00 as they do not accept cash or credit cards at the office. They are open Monday - Friday 9:00 am to 5:00 pm.

You can also purchase them yourself at
Acme Stove
7026 Commerce Street
Springfield VA 22150
703-644-2288
www.acmestove.com



The manufacturer is Modern Home Products (www.mhpgrills.com/lamps.html).

If you need help getting them installed or have a mechanical problem with the lamp, you can contact: Buck Riley at 703-670-8622. He charges about \$57.50 to clean the lamp and install new mantles. He is certified by Washington Gas to repair the lamps.

Community Corner

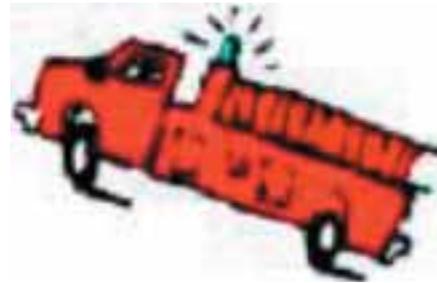
Do you have a community group you want to promote? Looking for a tennis partner? We now offer free space in our newsletter for these types of activities. Please send an email to communication@armfieldfarm.org with your ad of less than 45 words.

Social Committee News

By Peggy Cook

Halloween, Horses and Hayrides.

Again this year, the Armfield Farm community came together to enjoy a great fall afternoon. If you saw horses going down Armfield Farm Drive, you were not imagining it. A horse drawn hayride has become a neighborhood tradition. Children enjoyed a giant moon bounce and slide. Adults and kids both got in on the candy corn guessing contest. Coffee, hot chocolate and doughnuts topped off a great afternoon. Thanks to all the volunteers, but especially to Joya Shrivastava who chaired the event. Great job Joya!



Santa, Santa, Santa: Sunday December 10th 4:00-4:30 pm

This year we are doing something different. Santa will travel briefly through the neighborhood on his fire truck (listen for the sirens) and will then be ready to greet all the good girls and boys at the pool house on Sunday December 10th at 4:00 pm. Avoid the lines at the mall and come spend some quality time with Santa. You can get your picture taken and let Santa know what you want for Christmas. Santa will be there until about 4:30 so mark your calendars and don't forget! If you come, you just may find some goodies at the pool house too. A special Thanks goes out to Karla Thompson who chaired the event. This is Karla's first event as a chair and we are thrilled to have her. Thanks Karla!

Kids at Work

Armfield Farm is happy to provide FREE space for youth under the age of 18 to promote their services within the neighborhood. Please contact Mariann Gonzalez at m.gonzalez@cox.net to be added the list.

Parents please discuss who your teen is working for and when. They should be in Armfield. It would be great to discuss wages, responsibilities and availability as well.

Name	Grade	Phone	Job
Bart Gonzalez	9	703-437-5156	Baby-sitter /Sports Tutor/homework help
Megan Clark	12	571-334-3143	Private Swim Lessons/Baby-sitter
Lauren Duffy	12	703-437-7414	Baby-sitter
Kristen Duffy	9	703-437-7414	Baby-sitter
Katie Kelly	9	703-631-0009	Baby-sitter
Ashley Romulus	9	703-787-930	Baby-sitter
Karly Beckwith	9	703-435-1440	Baby-sitter
Sharese Jefferson	10	703-478-0054	Baby-sitter / Dog-sitter
Deanna Jefferson	8	703-478-0054	Baby-sitter / Dog-sitter
Kendal Douel	9	703-471-4595	Baby-sitter
Jarrod Parson	9	703-736-2847	Mow lawns, Yard work/Dog-sitter
Aditi Srivastava	9	703-736-9335	Baby-sitter/Homework Helper/Dog-sitter
Rachelle Roberson	9	703-263-7376	Baby-sitter/Homework Helper/Dog-sitter
Danny Dutton	8	703-787-8329	Mow lawns / Dog-sitter / Sports Tutor-Lx
Melissa Fairbank	8	703-812-0289	Baby-sitter / Dog-sitter
Nicole Rhoads	7	703-471-6895	Mothers Helper
Brandon Smyth	7	703-471-9324	Baby-sitter/ Sports Tutor /Dog-sitter
Mary Meier		703-478-3490	Dog-sitter
Lauren Erdmann	12	703-966-1994	Baby -sitter
Kyle Sherwood	9	703-478-6089	Mow Lawns, Dog Walker
Chris Karrot	9	703-435-9298	Mow Lawns, Dog Walker
Brandon Garcia	9	703-709-7417	Baby-sitter,Sports Tutor
Christina Gonzalez	6	703-437-5156	Experienced Mother's Helper

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2007 Mulch Sale

Boy Scout Troop 160



(Sponsored by Franklin Middle School)

Mulch Sale -- Saturday, March 17, the young men of BSA Troop 160 will neatly stack in your driveway top quality, double-shredded hardwood mulch in 3 cubic foot bags.

<u>Prices:</u> 10-44 bags \$4.50 per bag 45-89 bags \$4.25 per bag 90 or more \$4.00 per bag	<u>Mail</u> your order and check payable to "Troop 160" Troop 160 c/o Chuck Smith 12198 Wild Horse Drive Fairfax, VA 22033	Or <u>e-mail</u> your order to cesmithiii@cox.net (then mail your check)
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10 bag minimum order to Zip Codes 20171, 22071, 22033 and 20151; 90 bag minimum to all other areas.

Mail your order and check payable to BSA Troop 160 to: Troop 160 c/o Chuck Smith, 12198 Wild Horse Drive, Fairfax, VA 22033. Include your name, address, phone number and e-mail address. You can also e-mail your order to cesmithiii@cox.net (please mail your check within 5 days of your e-mail). For additional information, please call 703-758-1954 or e-mail Chuck Smith at cesmithiii@cox.net.

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TOTAL ENCLOSED \$	

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