

Armfield Farm Connection

WINTER 2011

President's Message



Our community is looking great with all of the new siding and roofs being installed following last May's hail storm. I want to make sure that you remember to submit an Architectural Review Application before you do any work on your home. The application and full ARC guidelines can be found on our community website (www.armfieldfarm.org). You should always submit an application, and hold off work until it is approved, when you do any changes

to the exterior of your home. It is much cheaper to alter your work plan in advance than after the work is completed. Last year, some very expensive work had to be reversed because it did not comply with community standards.

As you may recall, our community streets are maintained and plowed by VDOT. I recently attended an HOA forum organized by Virginia Delegate Thomas Rust (for details, see page 4). The Director of VDOT for Fairfax County attended and gave us an update on the new snow removal plans. You will be happy to hear that VDOT will now start pre-positioning snowplows for residential streets whenever there is two inches or more of snow is forecast. Previously, VDOT would wait until two inches had fallen before getting the trucks ready to plow residential streets. There is also a new number to call if your street is missed, 800-FOR-ROAD. You can also use this number to report potholes, curb damage, or other road hazards.

Winter is traditionally a quieter time for the community, but we are looking toward a great 2011. Happy New Year!

Rob Shear

President, Armfield Farm HOA

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**We're on the
web!**
armfieldfarm.org

Upcoming Events At A Glance

JANUARY

- 5 & 12 Christmas Tree Disposal at Curb
- 19 HOA Meeting, Capitol Property Mgmt, 7pm
- 23 Electronics Recycling,, I-66 Transfer Station, 10am-3pm
- 25 Holiday Decoration Removal Deadline
- 30 Groundhog's Day Out, Frying Pan Park, 2pm (Registration Required)

FEBRUARY

- 24 HOA Meeting, Capitol Property Mgmt, 7pm
- 24-27 Capital Home & Garden Show, Dulles Expo Center
- 27 Electronics Recycling,, I-66 Transfer Station, 10am-3pm

MARCH

- 10 Deadline to be included in Spring 2011 newsletter issue of Kids@Work
- 24 HOA Meeting, Capitol Property Mgmt, 7pm
- 25-27 Craftsman's Classic Craft Show, Dulles Expo Center

Social Committee Autumn Recap

We had a GREAT Halloween this year! Thanks to lots of volunteers, we were able to decorate pumpkins and cookies, make silly hands from candy corn and popcorn and run through an obstacle course. The horses were a huge hit again, and we had so many people come out in costume for the big parade! It was great to see kids of all ages come to the party on a beautiful day to eat and play and go home with a silly treat, just in time to go out to Trick or Treat. Our neighborhood was so generous with the treats this year that my little froggy had to drag his bag home!

Santa arrived on his fire truck at the pool parking lot and many children came out to say hello. We served hot cocoa and coffee again this year, to help keep everyone warm.

We hope to make November's Community Clean Up Day a twice-a-year event. We know that many students need to do community service hours, and what better way to use them, than in our community? We will be meeting to clean up some pockets of trash (many of us know one or more places) and pick

up. We encourage whole families to come out for half an hour, two hours or four hours -- adults will be signing for service hours as they are served.

Finally, thanks to the generosity of residents here in Armfield Farm, our Local Cub Scout Pack 1601 at Lees Corner Elementary was able to collect over 500 bags of food for local food banks in November. This total was a new record for Pack 1601 and was five times the total of the next closest pack in the Northern Virginia area.

Kay Shear
Social Committee Chair

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Recent Home Sales (courtesy of Rosemary Graham)

Street	Model	Sold Price	Days on Market	Date Settled
Springhaven Dr	Amherst	\$388,000	50	10/15
Armfield Farm Dr	Belgrave	\$520,000	120	10/18
Gladwyn Ct	Franklin	\$450,000	201	10/25
Kew Garden Ct	Essex	\$475,000	82	10/29
Clary Sage Dr	Cavendish	\$470,000	77	11/10
Hamstead Ct	Essex	\$521,000	8	11/15
Old Chatwood	Cavendish	\$515,000	84	12/3
Rosetree Ct	Avon	\$520,000	145	12/6



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Local Officials Hold Town Hall Meetings

In December, state lawmakers representing Armfield Farm hosted town hall meetings to provide information and solicit feedback from members of the community.

On December 4th, Delegate Jim LeMunyon (R-67th District) conducted two town hall meetings to advise residents on the upcoming Virginia General Assembly session and his priorities. These included transportation, education, government transparency, and increasing local control. Slides and details can be found at www.lemunyon.com.

Delegate Tom Rust (R-86th District) hosted a town hall forum focused on homeowners association issues on December 11th. There was a panel of professionals that discussed various aspects of HOA management. The forum included a representative from the Virginia Office of the Common Interest Community Ombudsman, chair of the Common Interest Community Board, a community association attorney, a community association insurance representative, and a representative from the National Realty Partners, as well as a VDOT representative. Lessons from this event will better assist our HOA in providing better service to our owners and residents. Delegate Rust's website is www.tomrust.org.

On December 22nd, State Senator Mark Herring (D-33rd District) hosted a Route 7 Task Force Meeting. Due to the holiday printing schedule, details could not be provided here, but may be available on his website: www.markherring.org.

Let it Snow, Let it Snow, Let it Snow

In applying some lessons learned from last years' major snow storms, the Virginia Department of Transportation (VDOT) has made some changes for 2010-2011.

Early deployment to subdivisions: Salt/sand trucks will be pre-positioned in subdivisions whenever the forecast calls for two or more inches. Previously, trucks were deployed to subdivisions once two inches had fallen. Each subdivision will have at least one dedicated truck, with the intent of assigning the same driver to that subdivision throughout the winter.

Additional equipment: There are 600 additional contractor trucks this winter, bringing the total to 2,600 pieces of equipment available for snow and ice removal.

Updated snowplow assignment maps: Each of the 650 snow maps in northern Virginia has been updated. These maps show hotspots, boundary lines, school, police stations, hospitals, and bus stops.

VDOT is responsible for 17,679 lane miles in Fairfax, Loudoun, Prince William, and Arlington counties. About half are local or neighborhood streets.

What can you do the help?

When the forecast calls for snow, make every effort to park in your garage or driveway. If not feasible, VDOT requests parking on the odd numbered side of the street. This will make the most road surface available for the trucks to not only plow a path, but work on clearing curb to curb.



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Treasurer's Report

Hopefully everyone should have received the 2011 budget, mailed a few weeks ago. I just wanted to take this opportunity to offer some additional explanations as to what the HOA is planning for next year and the coming years.

Next year the HOA will be undertaking two large renovations. First, we will be removing the old, rusted fencing at the pool and replacing it with a new 7' black metal fencing that all the newer communities are using at a cost of between \$34k-\$40k. Second, we will be resurfacing the basketball courts located near Springhaven and Beech Down at an estimated cost of \$19k. We will be making minor improvements as needed - such as adding benches and a lock to the tennis courts. We are also happy to announce that next summer we plan to offer free Wi-Fi to residents at the pool.

We will continue to contribute (\$44k in 2011) to our reserve accounts, which are now at about \$100k. We are building this reserve in order to pay for repaving the over three miles of asphalt sidewalk in the neighborhood (anticipated to run \$125k-\$250k) and hedge against potential pool decking repairs (anticipated to be \$112k-\$224k). While we cannot predict when exactly we will need to do any of the pool repairs, we are saving this money over multiple years so we will not need to do an expensive additional special assessment. We also hope to keep doing two large renovations each year so that we can balance staying within budget and keeping a fresh look of the community.

As always, we welcome all homeowners to come voice concerns, comments and suggestions to the HOA Board via email, Facebook or our monthly meetings. If you see something in need of repair or replacement, please let us know so we can take care of it! And for those wondering, VDOT has told us the damaged storm drain concrete caps will be repaired in spring.

Susan Hanson
Treasurer, Armfield Farm HOA
treasurer@armfieldfarm.org

**Meeting minutes
see armfieldfarm.org**



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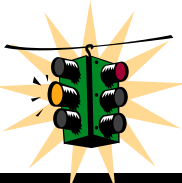
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US Census Redistricting

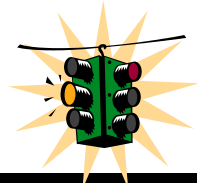
Last April, the federal government collected population information on all residents in the United States as part of the constitutionally mandated decennial census. This information will be used to determine federal, state, and local election boundaries, so that in November, we can choose our legislators.

When the redistricting process took place in 2001, Armfield Farm was split in half (along Beech Down and Springhaven) for representation in the Virginia House of Delegates. The northern and eastern sections (e.g. Clary Sage Dr, Old Chatwood Pl, and Malin Ct) are part of the 86th District, whereas the southern and western sections (e.g. Rosetree Ct, Paoli Ct, Bellerose Dr, Bokel Dr) are part of the 67th District. All of Armfield Farm is within the same Virginia Senate (33rd), US Congress (10th), and Fairfax County (Sully) Districts.

In an effort to be recognized as one community, the HOA Board of Directors sent a letter to the redistricting staff in Richmond to request that the whole community be placed in one voting precinct. Stay tuned to see if this effort achieves any success.



Ice is slippery!
Put down your phone and slow down while driving in Armfield Farm.



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If you know a neighbor who missed out on this issue, direct them to our website: www.armfieldfarm.org. This and other recent issues are there.

Kids@Work will be published anew in the Spring 2011 issue. To have your child's enterprise posted, e-mail communication@armfieldfarm.org with their name, age, phone, and activity.

Would you like notification of future issues via e-mail?

Contact communication@armfieldfarm.org