

Armfield Farm Connection

WINTER 2012

President's Message



A happy 2012 to all of the residents in Armfield Farm. 2011 was an exciting year for our community with a number of social events, the swim team moving into a more competitive division, and new fencing at the pool. For next year, the Board of Directors has already started efforts on replacing the playground between Springhaven and Beech Down Drives. We will also be resurfacing the basketball court near there and installing a new tot-lot next to it. Based on your survey responses in summer, resurfacing the walking paths additional projects are being planned and budgeted to keep the common areas of the community up to date, ensuring that home values remain competitive.

Winter is often the time that many residents start planning for spring improvement projects. 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 ARB guidelines can be found on our community website (www.armfieldfarm.org). You should always submit an application when you do any changes to the exterior of your home, and hold off work until it is approved. It is much cheaper to alter your work plan in advance than after the work is completed. Each year, some very expensive work has to be reversed because it does not comply with community standards.

Winter is traditionally a quieter time for the community, but we are looking toward a great 2012. Happy New Year!

Rob Shear
President, Armfield Farm HOA
president@armfieldfarm.org

INSIDE THIS ISSUE:

Social Events	2
Kids @ Work	2
Preparing for Winter	3
Police Blotter	6
Election Information	6

We're on the web!
armfieldfarm.org

Upcoming Events At A Glance

JANUARY

- 4 & 11 Christmas Tree Disposal at Curb
- 25 Holiday Decoration Removal Deadline
- 26 HOA Meeting, Capitol Property Mgmt, 7pm
- 29 Electronics Recycling,, I-66 Transfer Station, 10am-3pm
- 29 Groundhog's Day Out, Frying Pan Park, 2pm (Registration Required)

FEBRUARY

- 23 HOA Meeting, Capitol Property Mgmt, 7pm
- 24-26 Capital Home & Garden Show, Dulles Expo Center
- 26 Electronics Recycling,, I-66 Transfer Station, 10am-3pm

MARCH

- 10 Deadline to be included in Spring 2012 newsletter issue of Kids@Work
- 16-18 Super Pet Show, Dulles Expo Center
- 22 HOA Meeting, Capitol Property Mgmt, 7pm

Social Committee Recap

The Halloween party almost got rained out this year, but thanks to some quick re-arranging, we had a great time. Kids rode the horses (some more than once!) and pet the rabbits and other critters in the petting zoo. Lots of mini pumpkins got very fancy with paint, glitter and feathers. After the traditional parade everyone got to show off their costumes and practice eating candy. Thanks to everyone who helped to coordinate and run this event!



Our next big event will be the Spring Fling. To help out or get more involved, please contact social@armfieldfarm.org. In addition to the larger events, we hold several smaller ones that only require an hour or two of time to organize and are a great way to meet your neighbors in the community.

Need Service Hours?

We will be hosting a community clean up day this Spring for kids who need service hours (or anyone else who wants to help out). The date will be scheduled once we get settled on dates these hours are due. Watch for signs! And if your child cannot work the hours the group is going out, he or she can do clean up at a time convenient to your family and we will sign for hours.

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Kids at Work

The Kids at Work section will make its next appearance in the Spring newsletter. Please contact communication @armfieldfarm.org to have your child listed (again) for 2012.

Watch the signs at the entrances to the neighborhood for social updates!



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Preparing for Winter

As you winterize your homes and lawns, please remember these helpful tips:

- 1) Clear any leaves from gutters, curbs, and storm drains to minimize buildup from heavy rains and snow melt.
- 2) During heavy snow storms, please park all vehicles on the **odd-numbered** side of the street to give the plows maximum room to clear.
- 3) Prepare an emergency kit for your car to include rock salt, sand, clothing, blankets, flashlight/batteries, and food/water should you get stranded.
- 4) Be sure your vehicle is in good working order.
- 5) Look out for the dangers from carbon monoxide poisoning.

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**Want to know more? Meeting minutes available at
www.armfieldfarm.org**

Let it Snow, Let it Snow, Let it Snow

In applying some lessons learned from the 2009 & 2010 major snow storms, the Virginia Department of Transportation (VDOT) has made changes to their snow removal plans.

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

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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Spring Construction - Submit your Applications Early!

Although it is hard to believe that it will be Spring again in a few short months, many of our neighbors are already planning their next exterior home improvements. If you are one of these, please make sure to take a look at the Architectural Guidelines and submit any applications with enough lead time. The review board meets monthly, so you do not want to have to halt your projects to wait for HOA approvals. Or worse redo the project if it does not meet the guidelines. And please remember, the board is all volunteer, so there is no expediting process.

Some common areas where owners have run into trouble are:

Rear fencing that gets installed to the front of the corners of the home, instead of being installed on either the rear corner or halfway up the side;

Fences that do not follow the property line, or the wrong type of material for a fence;

Sheds that are oversized, improperly placed, not matching the color of the house, and are made of non-conforming materials.

The goal of the Guidelines are to assure all homeowners that the character and appeal of the whole neighborhood will be maintained. This, in turn, protects property values and enhances the community's overall environment. Many times, when an application can not be approved, your neighbors on the Architectural Review Board can provide guidance and alternative that may even better suit the owner's needs.

Holiday Decorations

The neighborhood looked very festive this year and it is a pleasure to see the pride everyone is taking in their homes. Please remember that decorations are only permitted 30 days before and after a holiday.



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***Quarterly dues payment amounts have recently changed.
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2011 Virginia Election Information

On November 8th, voters across the state participated in the county and state municipal elections for a variety of offices. Further adding to the excitement was the fact that this would be the first election with precincts and boundaries created by the 2010 Census. For the first time in over twenty years, Armfield Farm was wholly included within one precinct.

However, this was not without hiccups. A number of residents received incorrect voter identification cards. While the mistakes were caught in time, it did lead to some confusion.

Here are the results from the Lees Corner #1 precinct (race winners in **bold**):

Senate 32

Janet Howell 234; Patrick Forrest 221

House 86

Tom Rust 333

Commonwealth Attorney

Ray Morrogh 359

Fairfax Sheriff

Stan Berry 225; Bill Cooper 208

NOVA Soil & Water Commission

John Peterson 247; **George Lamb** 227; Thomas Cranmer 223; **Johna Gagnon** 183; Peter Marchetti 73

Fairfax BOS Chairman

Sharon Bulova 236; Spike Williams 181; Christopher DeCarlo 15; Will Radle 6

BOS Sully District

Michael Frey 291; Shahdid Malik 151

School Board At-Large

Sheree Brown-Kaplan 209; **Ryan McElveen** 201; **Ted Velkoff** 201; **Ilryong Moon** 178; Lin-Dai Kendall 161; Lolita Mancheno-Smoak 156; Steven Stuban 82

School Board Sully

Kathy Smith 256; Sheila Ratnam 183

School Bond

Yes 311; **No** 117

We are looking to bring one of our elected officials to our annual meeting in May. Hopefully he or she will give us some new insight into what we can expect to see this year with respect to road repairs and other local issues.

Police Blotter

Please be sure to secure your valuables and keep a watchful eye to anything out of the ordinary in the neighborhood. On December 7th, jewelry was reported stolen from a vehicle in the 3600 block of Beech Down Drive. There was also a burglary reported on December 1st in the 13500 block of Springhaven according to Fairfax County PD. FCPD can be reached at 703-691-2131.

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To our Armfield Farm Neighbors,

The *Armfield Farm Homeowner's Association (HOA) Guidelines*, as laid out in the association's *Architectural Design and Maintenance Standards*, have been written with the intent of assuring homeowners that the character and appeal of the neighborhood is maintained. This in turn, protects property values and enhances the community's overall environment.

We remind homeowners & renters that any **architectural and/or exterior changes require an application and approval**. To gain approval for changes, submit an application to the Architectural Review Board (ARB) using the ***Armfield Farm Homeowners Association Exterior Alternations Application*** (related changes can be included on the same form).

The *Armfield Farm HOA Board* and *Capitol Property Management Company* are committed to ensuring that residents remain compliant with the guidelines set forth in the association's *Architectural Design and Maintenance Standards*. If/when compliance is not followed, applicable **penalties will be applied to homeowners and renters who violate the guidelines**.

For complete details of the **HOA Guidelines**, go to: www.armfieldfarm.org The *Application for Exterior Alterations* form is located within the HOA guidelines, page 36, or contact the property management office at:

Dan Gordon, CMCA
Capitol Property Management
3914 Centreville Road, Suite 300
Chantilly, VA 20151
PHONE: 703-707-6404
FAX: 703-707-6401

Thank you for complying with these guidelines and regulations set forth by *Armfield Farm Homeowners Association*.

Board of Directors:

President

Rob Shear
president@armfieldfarm.org

Vice-President

Steve Snyder
vicepresident@armfieldfarm.org

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Community Connection

Two years ago, to increase the sense of community, the Homeowners Association created a social networking group for the community on the popular website Facebook.com. Last spring, the HOA started a presence on Twitter with our Communications Chair serving as lead "twit".



Recent discussion topics and event alerts have included finding lost pets, reporting suspicious vehicles, opinions of home improvement vendors, and police activity. Armfield Farm residents are truly working to put the "social" in "social networking."

To join, please click on the links at the left side of the www.armfieldfarm.org home page.

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How are we doing?

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.

If you have any suggestions or events you want to see posted to the newsletter, Armfield Farm website, or to the Facebook website, please email us at communication@armfieldfarm.org

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

Contact communication@armfieldfarm.org