

# Armfield Farm Connection

WINTER 2013

## President's Message



We had a great 2012 in our community and I am looking forward to more improvements in 2013. We have two large capital repairs set for this year. We have signed a contract to repair and repave the walking path along Lees Corner Road north of Roger Mack Drive to the end of our property line. This repair will cost \$40,500, but we will offset \$4,700 from a community improvement grant from the County. We also plan to repair and repaint the two basketball courts on Beech Down Drive. We are waiting for a final proposal, but expect the price to be around \$20,000.

We were contacted recently by the Fairfax Storm Water Planning Division about the large storm water pond at the corner of Bellerose Road and Beech Down Drive. The County would like to modify the pond to allow it to better clean the water before it is released into the Chesapeake Bay watershed. This is a significantly smaller change than they proposed a few years ago. We will be holding a special community meeting on this topic on January 24, 2013 at Franklin Middle School. All of the homes in the immediate vicinity will receive a mailing from the County and we will be posting the information on our website and Facebook page. Everyone is encouraged to attend the meeting and let us know your thoughts on the modifications. We have been living with the pond in its current state for many years. It is the board's opinion that the changes may improve the overall look of the pond as well as improve water quality.

As always, we are looking for volunteers to help out on our committees. Please let me know if you are interested in helping out Armfield Farm on our Social or Architectural committees.

Rob Shear

President, Armfield Farm HOA  
president@armfieldfarm.org

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

## Upcoming Events At A Glance

### JANUARY

- 2 & 9 Christmas Tree Disposal at Curb
- 13 Electronics Recycling,, I-66 Transfer Station, 10am-3pm
- TBD HOA Meeting, Capitol Property Mgmt, 7pm
- 24 Storm Water Pond Meeting, Franklin MS, 7pm
- 25 Holiday Decoration Removal Deadline

### FEBRUARY

- 9 Chantilly HS Purple Tie Bash
- 22-24 Capital Home & Garden Show, Dulles Expo Center
- 24 Electronics Recycling,, I-66 Transfer Station, 10am-3pm
- 28 HOA Meeting, Capitol Property Mgmt, 7pm

### MARCH

- 10 Deadline to be included in Spring 2013 newsletter issue of Kids@Work
- 15-17 Super Pet Show, Dulles Expo Center
- 28 HOA Meeting, Capitol Property Mgmt, 7pm

## Social Committee Recap

The Social Committee hosted two great events this past quarter - our annual Halloween party/parade and Santa on a Fire Truck. In October, kids rode horses, mini pumpkins got very fancy with paint, and everyone got to show off their costumes and practice eating candy. Thanks to those who helped to coordinate and run this event!

In December, Santa Claus rode into six separate areas of the community on a specially outfitted Fair Oaks Volunteer Fire & Rescue truck. As all of the children in Armfield Farm were good boys and girls, Santa had lots of requests to bring back to the North Pole. Thanks to Deb Cobb for organizing and photographing the event!



Our next big event will be the Spring Fling. To help out or get more involved, please contact [social@armfieldfarm.org](mailto: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.

## Neighborhood Safety

While western Fairfax County is generally a very safe place to live, there have been isolated instances of crime that include home burglaries over the past year. Please be extra vigilant to lock doors and windows, remove valuables and garage door openers from vehicles parked outside, and report any suspicious activity to the police department at 703-691-2131. Additionally, some residents have noted pets being out of control by walkers traversing the neighborhood. Please obey all leash laws and encourage non-residents walking through the community to do the same. If any problems occur, the police department can direct you to animal control.

## Kids at Work

The Kids at Work section will make its next appearance in the Spring newsletter. Please contact [communication@armfieldfarm.org](mailto:communication@armfieldfarm.org) to have your child listed (again) for 2013. Last years' entries will not be carried over.

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



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## Recent Home Sales (courtesy of Rosemary Graham)

Street/Block	List Price	Sold Price	Subsidy *	Model	Date of Sale
BeechDown/36	\$529,000	\$533,000	\$0	Essex	September 25
BeechDown/38	\$429,900	\$420,000	\$10,000	Madison	October 5
Southernwood	\$449,900	\$450,000	\$7,000	Chesterfield	October 10
Springhaven/137	\$419,900	\$419,900	\$6,000	Amherst	November 14

\* Seller payment on behalf of the purchaser

***It's OK to be ODD -  
Help out the snow  
plows by parking  
on the odd-side of  
the street during  
winter weather.***

## FINANCIAL PLANNING



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

## Storm Water Pond

In November, representatives from Fairfax County's Department of Public Works and Environmental Services met with the HOA Board of Directors to recommend converting the open field area near the intersection corner of Beech Down Drive and Belle-rose Road into an Extended Detention Pond. As the runoff from our properties works its way to Cub Run towards the Chesapeake Bay, this topic is important to many sectors of the community. The proposal would allow the basin to draw down at a slower rate after rainfall in order to remove pollutants more effectively and to support a functioning biological community of native plants, which in turn provide a habitat for birds, amphibians and other wildlife.

On January 24th at 7pm at Franklin Middle School, the HOA Board will be hosting County representatives to discuss the proposal in a community wide meeting. Please visit [www.armfieldfarm.org](http://www.armfieldfarm.org) for any materials available in advance.

## Armfield Farm Receives Second NEPP Grant

Fairfax County, for the second year in a row, has selected Armfield Farm as one of the top proposals for the Neighborhood Enhancement Partnership Program. This year, we will receive \$4,700 towards rehabilitating the Lees Corner Road walking paths between Roger Mack Court and the Montessori School. A portion of the grant does have to be matched with "sweat equity," so look forward to a call for assistance in cleaning up the community and other service projects.

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## Spring Construction - Submit your Applications Early!

*Reprinted from Winter 2012*

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 re-do 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, or 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.



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## 2012 Virginia Election Information

On November 6th, voters across the state participated in the federal elections along with state and county ballot questions. The ballot question information is available in the Fall 2012 newsletter online.

Here are the results from the Lees Corner #1 precinct which includes the Armfield Farm community (race winners in **bold**). Absentee ballots are not included.

### President

**Barack Obama** 777; Mitt Romney 537; Gary Johnson 14; Virgil Goode 1; Jill Stein 1

### Senate

**Tim Kaine** 787; George Allen 525

### House of Representatives VA-10

**Frank Wolf** 664; Kristin Cabral 608; Kevin Chisholm 35

### Eminent Domain

**Yes** 834; No 440

### Legislative Scheduling

**Yes** 1,031; No 216

### Parks Bond

**Yes** 906; No 364

### Library Bond

**Yes** 892; No 372

### Public Safety Bond

**Yes** 948; No 323

### Storm Water Bond

**Yes** 971; No 298

## Springhaven Drive/Beech Down Drive Stop Sign

Following a community meeting with County traffic and Board of Supervisors representatives on October 11th, 84% of the balloting area (covering Springhaven, Malin, and parts of Beech Down and Armfield Farm) voted to recommend that the Springhaven/Beech Down intersection be made a four-way stop. The County Board of Supervisors will vote on the traffic calming device at an upcoming meeting, the earliest being January 29th. If approved, signs could be installed shortly after that time. Other traffic calming devices are being considered for the neighborhood. For more information, contact Galileo at [vicepresident@armfieldfarm.org](mailto:vicepresident@armfieldfarm.org) who led this effort.



**Tom  
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**CAPITOL Property Management  
Armfield Farm Homeowners Association**

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](http://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, Ste 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*.

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## Social

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social@armfieldfarm.org

## Communications

Michael Hanson  
communication  
@armfieldfarm.org

## Website

www.armfieldfarm.org

## Community Connection

Our Facebook site is only three years old, but there are already dozens of discussions taking place between neighbors every month.



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***