

# Armfield Farm Connection

WINTER 2014

## President's Message



We had a great 2013 in our community and I am looking forward to more improvements in 2014. We plan to install two new shade structures at the pool this year. They will be on the volleyball side of the pool covering the area between the light posts and will be a similar color to the existing ones. Installation should be completed before the pool season. We also plan to replace the aging picnic tables before the season begins. In addition to these repairs we plan to repair the fences by the basketball courts, seal the pool

parking lot, replace the roof on the well at Bokel Drive, and hopefully install a new entrance sign at Lees Corner Road and Springhaven Drive.

Everyone should have received the community budget for 2014 in the mail. We went with a 5% dues increase again this year addressing a reserve maintenance deficit due to not raising dues in the 1990s to keep up with cost of living. The good news is that as we look to the future this should be the last year we need to do the full 5% increase as our budget is getting on much better footing.

I am excited that two of our new residents, Amber and Ryan Laughton, have agreed to take over the social committee. If you would like to help out at our events please email [social@armfieldfarm.org](mailto:social@armfieldfarm.org) It only takes a few people to make a huge difference in these events.

Rob Shear

President, Armfield Farm HOA  
[president@armfieldfarm.org](mailto:president@armfieldfarm.org)

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**We're on the web!**  
[armfieldfarm.org](http://armfieldfarm.org)

## Upcoming Events At A Glance

### JANUARY

- 8 & 15 Christmas Tree Disposal at Curb
- 12 Electronics Recycling,, I-66 Transfer Station, 10am-3pm
- 23 HOA Meeting, Capitol Property Mgmt, 7pm
- 25 Holiday Decoration Removal Deadline

### FEBRUARY

- 21-23 Capital Home & Garden Show, Dulles Expo Center
- 23 Electronics Recycling,, I-66 Transfer Station, 10am-3pm
- 27 HOA Meeting, Capitol Property Mgmt, 7pm

### MARCH

- 10 Deadline to be included in Spring 2014 newsletter issue of Kids@Work
- 21-23 Super Pet Show, Dulles Expo Center
- 27 HOA Meeting, Capitol Property Mgmt, 7pm

## Social Committee Recap

Welcome to our new Social Committee Chair Amber Laughton. There were two great events hosted by the Social Committee this past quarter - our annual Halloween party 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 around the neighborhood on a specially outfitted Fair Oaks Volunteer Fire & Rescue sleigh. 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 again to Deb Cobb for organizing 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.

Finally, a special thanks to Kay Shear for heading the Social Committee for the last several years. The great events she helped organize with the Social Committee will be a tough act to follow.

## 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 in surrounding neighborhoods. 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.

## 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 2014. Last years' entries will not be carried over.

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



## When Rosemary Graham is your Realtor, IT'S SETTLED!

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## Recent Home Sales (courtesy of Rosemary Graham)

Street/Block	Sold Price	Subsidy *	Model	Date of Sale
Bellerose	\$459,000	\$3,000	Madison	October 15
Bokel	\$565,000	\$1,275	Mosby	October 29
Southernwood	\$505,000	\$0	Amherst	December 12

\* 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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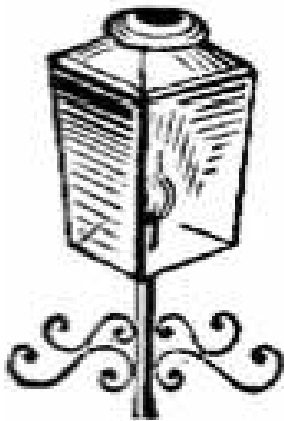
**MURRAY FINANCIAL, INC.**

Chantilly Office: 703-810-8424 ~ TimMurray@MurrayFinancial.com

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

## Water Line Insurance

In the last quarter, another two neighbors met with the unexpected issue of having the water line that goes from the street to their house fail. Did you know that the line is the homeowner's responsibility? Repairs can run in excess of \$6,000. Homeowners insurance is unlikely to cover this expense. However, Dominion Power does have a separate insurance that you can add to your bill for just a few dollars a month. To contact them, call 866-DOM-HELP.



## Gas Mantles

As daylight is still limited, it's important to check that your lamp posts are functioning correctly. In a recent walk through, 32 homes had lamps that were dark. Our 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. Please bring a check to Capitol Property Management at 3914 Centreville Road made out to Armfield Farm HOA for \$6.00 as they do not accept cash or credit cards at the office. They are open Monday - Friday 9:00am to 5:00pm or call ahead to 703-707-6404.

## Lawn Mowing + Landscape Maintenance specialists

- Lawn Mowing
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## Armfield Farm History

Our local area of Northern Virginia is full of history dating back from colonial times to the Civil War to the construction of Dulles Airport. Last year, the Board decided to take a look at the history of the land our homes sit on, already with some interesting results.

- Our properties were part of a 4,000 acre patent of land covering Flat Lick Run (today known as Flatlick Branch of Cub Run, the stream that runs under Lees Corner Road by the elementary school) issued by Thomas Lord Fairfax to Captain George Turberville in 1727.
- After several divisions and inheritances, over 1,500 acres north of the Little River Turnpike (present day Lee Jackson Memorial Highway) was allocated to Cornelia Lee Turberville in 1817. She, with her husband, Charles Calvert Stuart, later built the original Chantilly Mansion which includes the stone tenement house on the International Country Club grounds.
- John Bynum (J.B.) Armfield purchased the 154 acres that includes our community on June 1, 1914 for \$4,312, a mortgage he paid off in four years.
- J.B. Armfield was born in Surry County, NC on January 12, 1872 and died January 25, 1964 at the age of 92. With his wife, Dora Speas, they raised three children (Elizabeth, J. Bynum, and Mary) and one granddaughter on the farm. J.B. was known as a prominent dairy farmer, often cited for his productive herd.
- Elizabeth married Paul Bokel in 1937 and Mary married Carroll Leith in 1947, giving us the basis for two of our street names.
- J. Bynum was involved in Democratic politics in the 1940s and buying supplies for WWII. He was manager for the Town of Herndon from 1948-1949. During the 1950s, it appears he moved to Richmond and was working for as an accountant



***Quarterly dues payment amounts have recently changed.  
 Please check your statements.***

## 2013 Virginia Election Information

On November 5th, voters participated in the state-wide, General Assembly, and county ballot questions. For those who say their votes don't matter, two races (the The ballot question information is available in the Fall 2013 newsletter online.

Here are the results from the Lees Corner #1 precinct which includes the Armfield Farm community (race winners in **bold**). Turnout was 40.7%.

### Governor

**Terry McAuliffe 409**, Ken Cuccinelli 274, Robert Sarvis 44

### Lieutenant Governor

**Ralph Northam 444**, E.W. Jackson 281

### Attorney General

**Mark Herring 426**, Mark Obenshain 305

### Sheriff

**Stacey Kincaid 310**, Bryan Wolfe 309, Robert Rivera 26, Christopher DeCarlo 18

### Member, House of Delegates

**Tom Rust 377**, Jennifer Boysko 352

### School Bond

**Yes 531**, No 173



**Tom  
Rust**  
DELEGATE

EFFECTIVE \* COMMONSENSE \* LEADERSHIP

**Legislative Office**  
Herndon Town Hall  
730 Elden Street, 2<sup>nd</sup> Floor  
Herndon, VA 20170

Phone: 703-437-9400  
E-mail: [Trust@tomrust.org](mailto:Trust@tomrust.org)  
Website: [www.tomrust.org](http://www.tomrust.org)  
Facebook: [Tom Rust](https://www.facebook.com/TomRust)

*Paid for and authorized by Friends of Tom Rust*

## Armfield Farm History Continued

*(Continued from page 5)*

for the Immigration and Naturalization Service.

- J.B., Dora, and Elizabeth are buried in adjoining plots at Chestnut Grove Cemetery in Herndon.
- The farm was sold for development in 1973.

With this year hosting two significant anniversaries (the 50th of J.B.'s death and the 100th of the purchase of the farm), look to the Spring edition and our entrance sign boards for news as to how the HOA may celebrate. If you have ideas, suggestions, or additional tidbits of history, please contact Michael at [communication@armfieldfarm.org](mailto:communication@armfieldfarm.org).

## 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 Healthy Women's Workshop is:

- A two hour discussion on nutrition and fitness complete with workbook
- A workshop that comes to your home or business
- A chance to make a true lifestyle change in 2014 and make it for a life time.

Contact us at:  
703.201.1184 or

[healthywomensworkshop@gmail.com](mailto:healthywomensworkshop@gmail.com)

Laura Fentem, ACE Personal Trainer/

Group Fitness Instructor

Deb Jeffery, Registered Dietitian Nutritionist

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

## Board of Directors:

### President

Rob Shear  
[president@armfieldfarm.org](mailto:president@armfieldfarm.org)

### Vice-President

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[vicepresident@armfieldfarm.org](mailto:vicepresident@armfieldfarm.org)

### Treasurer

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[treasurer@armfieldfarm.org](mailto:treasurer@armfieldfarm.org)

### Secretary

Greg Seiler  
[secretary@armfieldfarm.org](mailto:secretary@armfieldfarm.org)

### Director At-Large

Ken Liu  
[atlarge@armfieldfarm.org](mailto:atlarge@armfieldfarm.org)

## Capitol Property Mgmt

### Manager

Dan Gordon  
[dgordon@capitolcorp.com](mailto:dgordon@capitolcorp.com)

## Architectural Review

Eric Spradlin  
[arb@armfieldfarm.org](mailto:arb@armfieldfarm.org)

## Social

Amber Laughton  
[social@armfieldfarm.org](mailto:social@armfieldfarm.org)

## Communications

Michael Hanson  
communication  
[@armfieldfarm.org](mailto:@armfieldfarm.org)

## Website

[www.armfieldfarm.org](http://www.armfieldfarm.org)

## Sidewalk Repairs

The Department of Transportation replaced a few patches of sidewalks in disrepair over the past six months, but there are still others in the community that could use replacement. If you see sidewalk sections that are cracked or heaved, please let Rob know at [president@armfieldfarm.org](mailto:president@armfieldfarm.org) so we can present them to our local officials for increased attention.

# Lawn Mowing

**\$25** Weekly service

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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](http://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](mailto:communication@armfieldfarm.org)

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

***Contact [communication@armfieldfarm.org](mailto:communication@armfieldfarm.org)***