

# Armfield Farm Connection

WINTER 2015

## President's Message



Happy Winter everyone! We had a great 2014 and I am looking forward to a number of improvements in our community in 2015. We finally received the permit from Fairfax County to install the two new shade structures at the pool. They will be installed in the spring well before the pool season begins. We also budgeted for a number of capital improvements and repairs including a complete rebuilding of the volleyball court by the pool. The court has very bad drainage and every time it rains it becomes a lake for days. We will be

removing all of the existing sand and installing a layer of gravel with french drains. Sand will be placed above a fabric layer to separate it from the gravel and provide much better drainage. We will also be installing a professional grade net and posts.

We also approved funds to repaint and fix the cracks at the tennis courts, replace the fences at the basketball courts, and replace the hot water heater at the pool house. In addition we have budgeted \$25,000 to continue repaving the walking paths in our neighborhood. We are hopeful that drop in oil costs will lower the cost of the asphalt and allow us to do more sections of the path.

We are always looking for ideas on how to improve the neighborhood. Please send me an email with your suggestions.

Rob Shear

President, Armfield Farm HOA  
president@armfieldfarm.org

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

### Upcoming Events At A Glance

#### JANUARY

- 7 & 14 Christmas Tree Disposal at Curb
- 22 HOA Meeting, Capitol Property Mgmt, 7pm
- 25 Holiday Decoration Removal Deadline

#### FEBRUARY

- 26 HOA Meeting, Capitol Property Mgmt, 7pm

#### MARCH

- 10 Deadline to be included in Spring 2014 newsletter issue of Kids@Work
- 26 HOA Meeting, Capitol Property Mgmt, 7pm

Electronics recycling daily at I-66 Transfer Station

## Social Committee Recap

Thanks to everyone who has come out for our recent events! We had Halloween fun in October, with ponies, a bounce house, two fun crafts and of course lots of treats. Also the new addition of a professional photo booth was enjoyed by kids and adults alike, and on-the-spot pictures served as fun mementos! Our adult roaming costume judges passed out Sweet Frog giftcards to kids, and our kid roaming costume judges passed out Starbucks giftcards to adults. Start thinking about those costumes for next year!

Thanksgiving brought our annual Turkey Bowl on Clary Sage Field. Thanks to Peggy Cook for making us aware of this longstanding tradition, AND bringing out waters and hot cocoa for everyone! It was fun to see some new faces and watch everyone run around and fall in the snow, and then muddy grass. :)



Most recently we had our visit from Santa on a fire truck. After being led through the neighborhood by four cute reindeer (ok, two cute dads and two cute little boys), he stopped at the pool house to sit and greet all the kids. Moms and dads got to take pictures, and there was hot chocolate, coffee and donut holes for everyone!

Thanks again to everyone who has attended these events. And many thanks to those who have helped along the way, from those close to us who are obligated by friendship, to our wonderful teenage volunteers who have helped during entire events, to strangers who have noticed there's still a lot to clean up after many have left and volunteered their help. Thank you, thank you, thank you!!!

Looking forward, our next big event will be our Spring Fling. Also, Friday Night Socials have been on the backburner due to Halloween and holidays but will make a comeback. Keep an eye out and hope to see you soon!

## Fire Safety

On the morning of December 13th, a fire caused significant damage to a home in the Franklin Glen community. Fortunately, everyone made it out OK. This is as good a time as any to double check that you have working smoke and carbon monoxide detectors in your home. For additional safety tips, please go to <http://www.fairfaxcounty.gov/fr/educate>.

***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	Sold Price	Subsidy *	Model	Date of Sale
Bromall	\$440,000	\$0	Richmond	November 20

\* Seller payment on behalf of the purchaser

## 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) by March 10th to have your child listed (again) for 2015. Last years' entries will not be carried over.

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***Want to know more? Meeting minutes available at  
[www.armfieldfarm.org](http://www.armfieldfarm.org)***



## New In the Neighborhood

The retention pond near the intersection of Beech Down and Bellerose Drives received trees and shrubbery on November 15th. Long grasses will start to appear in the spring. The total project cost the County about \$178,000.



On December 18th, a new entrance sign was installed at the Springhaven Road entrance. All entrances (phased over time) will have their signage updated or replaced for a consistent and updated look. Thank you for all of your previous survey answers and comments to guide the selection.



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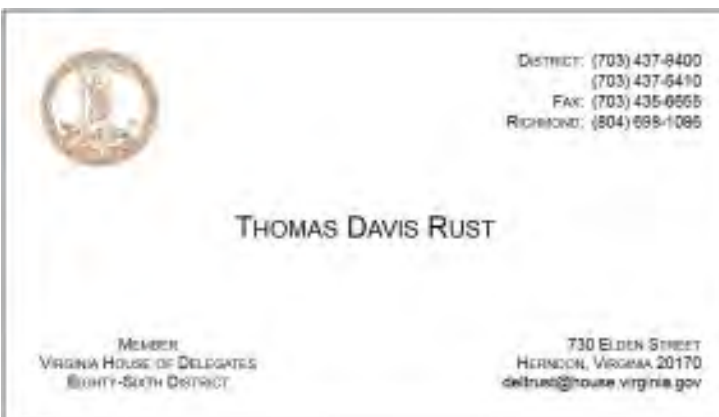
## Guest Column - Virginia Delegate Tom Rust

*The HOA received this letter in early-October 2014. Del. Rust requested it be provided to the Community.*

Because I know how important repaving of the roads in Armfield Farm is, in August 2013 I met with VDOT officials to determine the status. They informed me the roads were tentatively scheduled to be repaved in 2015, and I informed residents of the news. I recently met with Virginia Department of Transportation (VDOT) officials to receive a repaving update. At my meeting with VDOT, they explained that the tentative road paving schedule which I was given last summer has unfortunately been pushed back indefinitely and they have had to shift priorities with respect to secondary road paving. They stated they had to make the tough decision due to many unforeseen factors, including:

- An unusually harsh winter which caused VDOT to substantially exceed their budget by approximately \$200 million.
- Statewide forecasted transportation-related revenues are down by approximately \$800 million over the 2014 – 2019 time period, leading to a reduction in funding made available for paving in the Construction Program.
- A similar negative impact on VDOT's construction program has also occurred.
- VDOT must now also update handicap ramps to be ADA compatible when they repave a road. Over 2,000 ramps will be updated this year at a cost of \$3 million, which is money not able to be used for paving.
- The paving contract for 2014-15, which should be complete by June 2015, has been pushed to November 2015 because of budget constraints. This has had a ripple effect on the 2015-2016 budget.

You should also know because it is cost effective to repave all the roads in a subdivision, repaving Armfield Farm will cost approximately \$880,000.



To give you a barometer of the magnitude of repaving needed in Northern Virginia, I would encourage you to visit [www.virginiaroads.org](http://www.virginiaroads.org). Under "Pavement Conditions and Paving Scheduled", it appears over 50 percent of the roads in Northern Virginia are in "very poor" condition (which includes most of the Armfield Farm

*(Continued on page 6)*

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

## 2014 Federal Election Information



On November 4th, voters participated in the federal election and county ballot questions. The ballot question information is available in the Fall 2014 newsletter online.

Here are the results from the Lees Corner #1 precinct which includes the Armfield Farm community (race winners in **bold**). Turnout was 41.1%.

### Senate

**Mark Warner 429**, Ed Gillespie 294, Robert Sarvis 20

### US House District 10

John Foust 362, **Barbara Comstock 356**, William Redpath 12, Dianne Blais 6, Brad Eickholt 5

### Constitutional Amendment

**Yes 654**, No 74

### Transportation Bond

**Yes 531**, No 193

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

## Guest Column Continued

*(Continued from page 5)*

roads).

I regret being the bearer of bad news, but I have told VDOT that the number one priority for repaving in the 86<sup>th</sup> district is the Armfield Farm subdivision because of the volume of "very poor" roads. In the meantime, if potholes appear please contact me with the exact location and I will ask VDOT to repair them immediately.

Again, I regret the turn of events which has caused a delay in repaving Armfield Farm roads. I only hope this winter is mild, to avoid any further budget impacts.

Best regards,

-Tom

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## Armfield Farm Homeowners Association

To our Armfield Farm Neighbors,

The *Armfield Farm Homeowner's Association (HOA) Governing Documents*, 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 **exterior changes will require an application and approval from the Architectural Review Board before any work is started.** To apply for any changes, submit an application to the Architectural Review Board (ARB) using the ***Armfield Farm HOA Architectural Design & Maintenance Standards Application*** (related changes can be included on the same form).

The *Armfield Farm HOA Board* and *Capitol Property Management* are committed to ensuring that residents remain compliant with the guidelines set forth in the Association's *Architectural Design and Maintenance Standards*. If compliance is not followed, applicable assessed charges can be applied to homeowners who violate the guidelines.

For complete details of the **HOA governing documents**, go to: [www.armfieldfarm.org](http://www.armfieldfarm.org) You will find the *Architectural Design & Maintenance Standards application* is located within the HOA guidelines, page 36, or contact the property management office at:

Dan Gordon - CMCA, AMS  
Capitol Property Management  
3914 Centreville Road, Suite 300  
Chantilly, VA 20151  
P: 703-707-6404  
E: [dgordon@capitolcorp.com](mailto:dgordon@capitolcorp.com)

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## Sidewalk Installation

There will be a pedestrian improvement project along Lee's Corner Road that Fairfax County is about to begin. The project will provide sidewalk and related



improvements along Lees Corner Road from Route 50 to Bokel Drive. Construction is scheduled to begin about January 15, 2015, and last

until August 2015. You will encounter intermittent lane closures with flagman and alternating one-way traffic during this time.



## 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)***