

The Armfield Link

Serving the Information Needs of the Communities of
Armfield Farms, Lees Crossing I, Lees Crossing II, and Saville Chase

March-June 1994

Volume 1994, Issue 2

Pool Party Scheduled

By Ann Meier

Mark your calendar for the Armfield Farms Family Pool party, Saturday, August 20, 1994, 6:30 to 9:30 p.m. It promises to be an evening filled with fun and excitement with games and prizes for the children, local merchant giveaways, and a DJ providing great music. Please call Ann Meier at (703) 478-3490 for more information.

Annual Meeting Held

Armfield Homeowners Association held its annual meeting on April 17, 1994 at Franklin Intermediate School. Approximately 40 people attended. Out of 470 homeowners, 124 proxies were received, just over the 25% (118 proxies) needed to conduct business.

No vote was taken on the trash issue, since two-thirds of all homeowners are required to vote

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(by proxy or in person) on any proposed raise in quarterly assessments in excess of increases already authorized by Association Bylaws.

Deborah Broderick and Ann Meier were elected to three-year terms. While Michael Hagood was not elected, the Board would like to thank him for volunteering to serve the community. The Board would also like to thank outgoing Board members Linda Turpyn and Steve Hudak for their service and dedication.

Saville Chase Cable Planned

Media General Cable has very recently received authorization from the County and VDOT to install cable lines in Saville Chase, the last remaining section of the community without cable. Cable should be available in August.

Street Lights Approved

By Deborah R. Broderick

The Fairfax County Board of Supervisors has approved about \$1 million to pay for neighborhood street lights. Although there are over 100 back logged requests for lights throughout Fairfax totalling over \$4 million, Armfield will likely receive lights worth \$216,000. Residents can thank 1989 Board members for their timeliness and foresight in submitting the request. The Public Works Department estimates that the lights will be installed and working by the end of 1994.

Gas Lines Planned for Paoli and Southernwood Courts

Eight homeowners signed agreements to convert their heat pumps and water heaters to gas, clearing the way for Washington Gas to

schedule installation of natural gas lines to Paoli and Southernwood Courts.

Joe Strama of Southernwood Court rallied neighbors of the two courts in a successful effort to expedite Washington Gas approval. Installation is expected by the Fall season.

Stingrays Keep Busy

Armfield's Stingrays are off to another fun-filled season. We have terrific coaches and very dedicated parents, and it was wonderful to see many familiar faces, in addition to new ones during Community Day on April 17.

Much thanks to Cheryl and Lee Caslavka and West Potomac Signs for providing T-shirts, tank tops, shorts, and sweats and donating the profits to the swim team! West Potomac Signs even designed a colorful community T-shirt that puts our neighborhood on the map! Show your community spirit by ordering and wearing an Armfield T-shirt. Order your community T-shirts for \$12 by calling Cheryl at 471-5111.

The swim team would like to extend its appreciation to everyone in the community who supported our first fundraiser, the spring flower sale. This was a great opportunity to help the Stingrays and beautify the neighborhood. Sue and Michael Kovalcik donated many hours of their time researching and organizing this event. Thanks again, Sue and Michael!

Social Committee Volunteers Needed

The Annual Easter Egg Hunt was held on March 26 at the pool. Candy-filled eggs, goody bags, cookies and juice were collected by the participants.

Volunteers are needed for the following events: egg hunt, pool party, halloween parade, Santa's neighborhood visit, etc. All are well attended,

but the planning meetings are not. These events are all volunteer run, and fresh ideas and new energy are needed. If you and your family enjoy these events, please volunteer a few hours a year to make them happen. Help is needed for the pool party, which requires the most effort. With 470 homes in our community and only 4 or 5 volunteers, please make the effort to attend the next planning meeting, so that our community can continue these fun events.

Pool Committee In Action

Thanks to everyone who made the Pool Registration and Community Day event on April 17 a success. Pool operation began on May 28 and is currently open daily at 11 a.m.

The Pool Committee is always looking for volunteers, enthusiastic individuals who have an interest in the pool. Please contact Maryellen Silsby at 742-3391, if interested.

Grounds Contract Begins

The Association has contracted STM Landscape Services, Inc. to perform grounds maintenance services for 1994. The following is a summary of the scope of work and services the Association will receive from STM:

- ▶ Mow turf to a height of 2½-3 inches every 7-10 days except during rainy or dry periods.
- ▶ Fertilize lawns in September and December.
- ▶ Apply crabgrass pre-emergent control in late March/early April, and late May/early June.
- ▶ Apply broadleaf control in April and October.
- ▶ Lime all lawn areas in November.
- ▶ Edge sidewalks/curbs every other mowing.
- ▶ Apply appropriate non-selective pre-emergent and post-emergent to sidewalks and curbs.
- ▶ Spray for poison ivy around the perimeter of natural areas 2 times as needed.
- ▶ Carve, weed and mulch all ornamental tree and shrub beds once in March.
- ▶ Prune ornamental trees in June and

ornamental shrubs in June and September.

- ▶ Spray ornamental trees and shrubs to prevent and control bag worms 1 time when needed.
- ▶ Fertilize ornamental shrubbery in March.
- ▶ Weed ornamentals and shrub beds as needed.

Maximum cost for these services is \$41,300, (\$2,700 less than the 1994 budgeted amount).

Tennis Court Reservations Explained

Court reservations during pool hours may be made in person at the pool. Use during non-pool hours is on a first-come, first-serve basis. Reservations may be made up to one week in advance, but only for 1 hour at a time. Turnover of the court on the hour still applies.

Remember, lifeguards are not involved with court reservations. This trial procedure is for the 1994 season. Monopolizing the courts will revert procedures back to the first-come, first-serve process. Please call Toni Koch at Armstrong if you have any questions.

Transfer Station Operations Highlighted

By Deborah R. Broderick

At the April 27th Annual Board Meeting, residents were asked to vote either for or against an assessment increase for the purpose of accommodating community trash disposal.

Two weeks prior to the meeting, a resident phoned me to share the idea of taking trash to the Fairfax County Solid Waste Transfer Station. The I-66 Transfer Station is located at 4618 West Ox Road near Price Club, and is open to County residents.

Hours: 6 a.m. to 7 p.m. Monday through Saturday, 9 a.m. to 6 p.m. Sunday.

Fees: \$2 per five, 32 gallon bags, \$10 flat fee for bulky loads. All recyclable material is accepted free of charge. County residents can save \$2 by purchasing an 11 visit card for \$20.

Recyclables accepted include cans, plastic containers, glass bottles, lawn materials, newspapers, motor oil, and car batteries.

Telephone: Division of Solid Waste 324-5230, I-66 Transfer Station 631-1179.

Pet Guidelines Reiterated

Now that summer is here, it is easy to take advantage of the long days, warm weather and strolling pets across the community. Enjoy these opportunities, and your pets will appreciate the exercise. However, please don't forget the community's (and County's) guidelines for walking and cleaning up after your animals.

The Association requires that all animals be on a leash and controlled by a responsible individual. Please do not allow your pets to run loose, get into other residents' yards or trash, or act in a threatening manner to others. Additionally, please clean up after your animals when you walk them. Fairfax has recently amended Chapter 41 (Animals and Fowl) of the 1976 County Code stating, "It shall be unlawful for the owner of any animal or animals, to keep such animal or animals in such a manner as to cause unsanitary conditions. The owner or custodian of any dog shall be responsible for the removal of excreta deposited by such dog on the property of another, including public areas."

Please follow these simple guidelines to help maintain the attractiveness of our community.

Vandalism Reported

An outbreak of vandalism in the community has cost the Association a considerable amount of

money. Significant damage has been done to light fixtures, playground equipment, etc., requiring repairs and clean-up, which costs everyone money. So, neighbors, keep an eye out! If you see suspicious activity, **REPORT IT TO THE POLICE IMMEDIATELY**. Contact Armstrong if you are able to determine a name or address of the vandal. Discuss the repercussions of vandalism with your children. Please do what you can to help keep additional damage from occurring.

ARMFIELD HOMEOWNERS ASSOCIATION
General Resolution I.C.1-1994
Architectural Standards

WHEREAS, Article VII, Section 4(3) of the Declaration of Covenants, Conditions and Restrictions states that the Architectural Review Board shall "adopt architectural standards subject to the confirmation of the Board of Directors:"

NOW, THEREFORE, BE IT RESOLVED THAT the following Architectural Standards be adopted:

1. GENERAL: All members of the Armfield Homeowners Association must submit an Exterior Alteration Application to the ARC for any exterior alterations, additions, or improvements. These applications can be obtained from the ARC or Management. The ARC evaluates all submissions on the individual merits of the application. Besides the evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance may not be acceptable for another. Design decisions made by the ARC in reviewing applications are not based upon personal opinion or taste. Judgments of acceptable design are based upon the following criteria which represent in more specific terms the general standards of the restrictive covenants.

a. Conformance With the Covenants and Standards. All applications are reviewed to confirm that the project is in conformance with the Restrictive Covenants and Architectural Standards.

b. Validity of Concept. The basic idea must be reasonable and appropriate to its surroundings.

c. Design Compatibility. The proposed improvement must be compatible with the architectural characteristics of the applicant's house, adjoining houses and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, colors and construction details.

d. Location and Impact on Neighbors. The proposed alteration should relate favorably to the landscape, the existing structure and the neighborhood. The primary concerns are access, view, sunlight, ventilation, and drainage.

e. Scale. The size (in three dimensions) of the proposed alteration should relate well to adjacent structures and to the surroundings.

f. Color. Parts of the addition that are similar to the existing house, such as roofs, trim, and siding, will match in color to the primary structure.

g. Materials. Continuity is established by the use of the same or compatible materials as were used in the original house.

h. Workmanship. The quality of workmanship shall be equal to or better than that of the surrounding area.

General Resolution I.C.1-1994

2. FENCES. All fences must be approved on a case by case basis by the ARC before they are constructed, installed, or modified. All applications must include a copy of the recorded plat or survey for the home, and state the intended finish and color (e.g., paint, stain, unfinished, etc.). Chain link, stockade (solid), and wire mesh fences are expressly forbidden. Maximum height 5 feet. Any requests for fences over 5 feet will be considered on a case by case basis. Fences cannot extend more than half way up the side of the house. Acceptable styles are Board-on-Board (alternating), Mount Vernon, Picket, Split Rail, and Wyngate.

3. SCREENED PORCHES, DECKS, GAZEBOS. All screened porches, decks, and gazebos must be approved on a case by case basis by the ARC before they are constructed, installed, or modified. All applications must include a copy of the recorded plat or survey for the home, state the intended finish and color (e.g., paint, stain, unfinished, etc.) and must include top, side, and rear view diagrams.

Roofs must match the parent house. Screened porches, decks, and gazebos must meet Fairfax County code and be consistent with the original building and materials and architecture.

4. ADDITIONS: All additions must be approved on a case by case basis by the ARC before they are constructed, installed, or modified. All applications must include a copy of the recorded plat or survey for the home, must meet Fairfax County code and be consistent with the original building and materials and architecture. "Additions" include enclosed add-ons where the room(s) are permanently enclosed. Sunrooms are a form of addition. Additions must have the same siding and roof as the basic house. Playhouses do not require approval.

5. PATIOS. All patios must be approved on a case by case basis by the ARC before they are constructed, installed, or modified. All applications must include a copy of the recorded plat or survey for the home and state the intended finish and color. Patios are limited to the rear/backyard.

6. SHEDS. All sheds must be approved on a case by case basis by the ARC before they are constructed, installed, or modified. All applications must include a copy of the recorded plat or survey for the home, and must state the intended finish and color (e.g., paint, stain, unfinished, etc.). Construction and colors must match the house and all sheds must use materials and colors approved by the ARC. No shed will be larger than 192 square feet. Attached and detached sheds will be approved (on a case by case basis) subject to an on-site inspection by the ARC. The ARC may require screening of the shed in order to gain approval, and screening is encouraged.

7. POOLS. All in-ground or above-ground pools must be approved on a case by case basis by the ARC before they can be constructed or installed. All pools must comply with Fairfax County standards and regulations.

8. PAINTING; TRIM, DOORS, AND SIDING. Any changes to exterior paint colors must be approved by the ARC. Applications will be approved on a case by case basis and must include samples of the proposed colors. Proposed paint colors must be consistent with the surrounding area in which they will be applied and must conform to existing neighborhood colors.

General Resolution I.C.1-1994

9. ANTENNAS, SATELLITE DISHES. Antennas will only be approved by the ARC on a case by case basis in areas where cable television is not available; however, when cable becomes available the antennas must be removed regardless of the homeowners' desire to purchase the cable service. Satellite dishes are prohibited regardless of the availability of cable. **Note: as information becomes available on new technology for more aesthetically compatible satellite dishes, the Board of Directors will review this section of the guidelines.**

10. SHUTTERS. New or replacement shutters will be approved by the ARC if they are consistent with the original architecture of the house. Colors must match the existing trim or doors.

11. BASKETBALL HOOPS. All basketball hoops must be approved on a case by case basis by the ARC before they are constructed, installed, or modified. All applications must include a copy of the recorded plat or survey for the home. No permanent structures will be permitted. It is acceptable to apply for the installation of a hoop which will utilize a sleeve in the ground for the post to slide into as long as concrete supports the post. The concrete area should not exceed 18" square, but the concrete does not have to extend to the surface. Support posts or structures must be able to be readily removed from the ground without excavation or demolition. No posts may be placed between the sidewalk and the street, or equivalent distance where there is no sidewalk. Hoops may not be affixed to the home.

12. APPROVED STANDARDS. The following items, as described below, may be added or modified without the prior approval or notification of the ARC. Any variation of the following descriptions must be approved by the ARC.

a. Storm Windows. Must be either white or the color of the house trim.

b. Storm Doors. Must be either white, black, or the color of the house's trim or front door.

c. Vegetable Gardens. May not be planted in front yards.

d. Firewood. Must not be visible from the front of the property. If the wood is not stacked against

the house, then the stack may be no higher than four feet.

e. Swingsets. Swingsets will not be located in front yards and must be located at least ten feet from any property line. Approval must be obtained from the ARC before a swingset can be located closer than ten feet from a property line.

f. Mailboxes. All mailboxes will be of a standard U.S. Post Office approved design. The box will be constructed of aluminum or wood, and may be black, brown, green, or painted to match the house. Boxes will be supported by a single wooden or metal post. Custom made mailboxes must be approved by the ARC prior to installation.

g. Outside Lighting/Post Lanterns. Permitted without prior approval by the ARC.

General Resolution I.C.1-1994

13. SUPERSESSON. This resolution supersedes General Resolution I.C.1-1989 of the same subject.

ATTEST: Linda Turpyn, John Anderson, Steve Hudak, Rob Strupp, and Deborah Broderick.

Editor's Note

This newsletter combines the March-April and May-June issues. Articles are edited to reflect the time period reported. I thought it important to include earlier articles, since most contain "thank you" notes to many volunteers who work hard to keep our community vibrant. Keola.

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Community Services

These advertisements are provided as a service to the community. They are not an endorsement by the Board of Directors or the Association. To place an advertisement, contact Toni Koch of Armstrong Management at (703) 385-1133 extension 228.

Services Needed

Child Care - After school care needed for my first grader, Monday through Friday until 5:30 p.m. Call Sharon at (703) 742-6155.

Services Offered

Child Care - College student with child care experience will babysit on evenings and weekends. CPR and first aid certified. Teresa 787-6722.

Services Offered

Pet Sitting - Call Keri Basham at 222-9177.

Mark Your Calendars

Annual Family Pool Party

Sat., August 20, 1994, 6:30 p.m.

Board Meeting (every month, 3rd Tuesday)
(Sep-May Armstrong Office, Jun-Aug Pool)

Call Toni Koch for next meeting.
(703) 385-1133, Ext. 228

Directory: Armfield Homeowners Association

c/o Armstrong Management Services, Inc.; 3959 Pender Dr., Ste. 205; Fairfax, VA 22030
(Please address correspondence to the attention of the appropriate individual.)

Board of Directors

President:	Robert Strupp	471-1152	Treasurer:	Deborah Broderick	324-2421
Vice Pres.:	John Anderson	478-0987	Director:	Vacant	
Secretary:	Ann Meier	478-3490			

Committee Chairpeople

Pool & Tennis:	Charlie Smart	435-8892	Newsletter:	A. Keola Nosaka	435-3121
Swim Team:	Patty Morell	378-4105	Architectural		
Grounds:	Vacant		Review (ARC):	Harold Zealley	437-5740
Land Use:	Steve Hudak	968-0538	Neighborhood		
Social:	Tanya Black	378-6346	Watch:	Terri Donovan	834-1136

Pool Telephone

689-9831

Armstrong Management Services, Inc.

385-1133

Board/Committee communications, rules enforcement,
maintenance, facilities, mortgage, and budget issues:
Payments, delinquencies, and coupon books:
Resale disclosure packets and Association documents:
Settlement information:

Toni Koch	Ext. 228
Joan Hymes	Ext. 241
Celeste Curcio	Ext. 235
Patrice Gantt	Ext. 214

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