

Armfield HOA Newsletter



Summer 1996

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Message from the Editors

Welcome to the newly relaunched Armfield newsletter. We believe this quarterly newsletter can help turn Armfield into a community of neighbors in which we know the people on our street, the parents of our childrens' friends, and more.

We are a community of busy people juggling work, family, and civic responsibilities. There are so many demands made on us, it's easy to retreat behind closed doors. But, we have a wonderful community, so let's find a little time for each other.

We'd love to know if you: are new to the neighborhood; have an honor-roll student under your roof; a new baby in the house; were recently married; are celebrating a milestone; have a cash-poor teenager looking for babysitting jobs or willing to do yard work; or if you are a day care provider (permit holders only!) with openings. Drop us a line so that we can share your news with other homeowners. This is your forum.

In this and future issues of the Armfield newsletter, the Board of directors and the various committees that keep this community in shape will report back to you so that you know what they're doing on your behalf, how they're spending your dues, what issues they're finding solutions to so that we, the residents, can continue to take for granted the quality of life in which we all share, and so that we can all play a role in ensuring that our property values remain healthy.

Together we will work as a team to bring you an editorial product that we can all be proud of. We welcome your contributions.

Let's keep in touch.

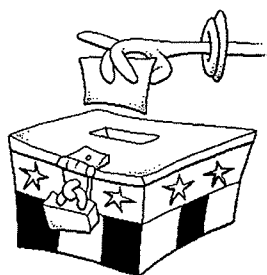
Jo Gordon (phone: 709-8237, fax: 709-1497, e-mail: jogordon@erols.com)

Jeannette Borneman (phone: 707-0394, e-mail: borneman_jeannette@prc.com)

May the Best Name Win!

This newsletter used to be called *The Armfield Link*, but in the spirit of rejuvenation, a contest for a new name has been launched. The winner and new name will be announced at the pool party in August and the Board has agreed to come up with a great prize.

So, put on your thinking caps and send your best newsletter name to: *What's In A Name?*, 3644 Beech Down Drive, Chantilly, VA 22021 or to the editor's e-mail address: jogordon@erols.com, no later than July 31. Be sure to include your name, address and telephone number(s). All Armfield community residents, young and old are eligible to enter as often as they like.



Community Changes and News

Traffic Light Blues

At the Homeowners Association's request, Sully District Supervisor Michael Frey petitioned the Virginia Department of Transportation (VDOT) recently to install a traffic light at the intersection of Centreville Road and Armfield Farm Drive. Rapid commercial and residential development have increased traffic flow in this area.

VDOT completed an engineering review of traffic conditions at the intersection. It evaluated existing traffic volumes, delay times, and accident statistics. VDOT said results did not justify a traffic signal. Recorded traffic volumes and average delays were found to be within VDOT's expected norms.

However, many residents are not happy with this finding. While a traffic light at this site may not appear to be a significant issue now, it is certain to be an issue in the future, when traffic increases and the area is further developed.

In order to have VDOT review the case again, the community must present a case of compelling need. Rather than wait for a tragic accident to occur, it would be wise for the community to take a proactive approach.

A mass petition drive may be needed. Presenting VDOT with a document of typical waiting times at the stop sign, and reports of accidents, big or small, that have taken place may also help.

We need a resident volunteer to lead this effort. If you are interested, please contact **Jo Gordon** at **709-8237** or e-mail: **jogordon@erols.com**.

Until a traffic signal becomes a reality, we need to exercise patience and caution at this intersection.

County Busing Plans

Prior to the annual general meeting of the Homeowners' Association on April 16, plans were in progress by Fairfax County Public Schools to bus middle school children from our community to Rocky Run Middle School because of overcrowding at Franklin Middle School. These plans have subsequently been shelved. The Armfield community has been assured that Lees Corner Elementary school kids will continue to feed the Franklin Middle School, and that busing is not in the cards.

Peterson Farm Ad Hoc Committee Forming

Following the June 18 meeting for Armfield homeowners to hear a proposed land developer's preliminary plans for Peterson Farm at 3700 Lee's Corner Road, the Association is requesting volunteers to serve on an ad hoc committee. The committee will work with the Board and Supervisor Michael Frey's office, and represent the HOA and its interests in the proposed development of 12 lots on this parcel of land.

The current developer's plan is not agreeable to the Association (see *From the President* on page 3). The Peterson Farm development directly impacts the Armfield community, particularly homeowners whose properties are adjacent to Peterson Farm.

Residents interested in serving on or chairing this committee are requested to contact **Neville Crenshaw** at **787-8548**; you can e-mail Neville at **crenshaw@erols.com**.

Tot Lots Get A Facelift

A new tot lot was recently constructed off of Clary Sage Drive so that residents in this pocket of our community have a playground for kids close by. The lot is being put to good use already; benches are on order; and the Board will be continuing the sidewalk from the street to the tot lot itself for easier access. Additionally, the board is considering erecting a baseball back stop in the field, at the request of residents. If this is done, it will be in consultation with nearby homeowners.

Recently, safety inspections were conducted at all of our tot lots by the association's contractor. Playground equipment was tightened up where necessary and pronounced to be in good order, and repairs were made to broken benches.

Expect to see wood chips replacing pebbles at tot lots this summer. Aside from being in short supply, pebbles no longer meet recommended safety requirements. New wood chips will provide extra cushioning for busy children who inevitably take an occasional tumble.

Election of New Officers

At the April 16 Board meeting, two new Board members to our Homeowners' Association were elected. Our new Board and their positions are:

President: Robert Strupp
Vice President: Deborah Broderick
Treasurer: Ann Meier
Secretary: Dan Gordon
Assistant Secretary: Mauricio Herman

See the Armfield Directory on page 8 for Board members' and committee chair telephone numbers.

Community Clean Up

A number of common areas, some conveniently tucked away in out-of-sight woods, need a spring cleaning (better late than never!), particularly in areas where children play. Residents have reported trash and yard debris—even a junked lawnmower in some areas.

Board member **Dan Gordon** is spearheading a clean-up effort, and needs some able-bodied volunteers with a few hours on the morning of Saturday, July 27. A couple of volunteers with access to pick-up trucks would be greatly appreciated to haul away trash.

A community effort would save the Homeowners Association a lot of money, rather than hiring a crew. Think of it as free exercise, and a good way to meet some other civic-minded residents. Dan has offered free donuts and cool drinks to all volunteers on the day of the big sweep!

All volunteers should contact Dan at **709-8237** for more details.

Lees Corner Bridge Closing

The Virginia Department of Transportation (VDOT) will be closing part of Lees Corner Road to make repairs and improvements to the Flatlick Creek Bridge at the southern end of this road. While the schedule is not specific, VDOT intends to close it sometime after June 21 and reopen sometime before September 3. The schedule reflects sensitivity for school traffic to Lee's Corner Elementary School.

So plan on some temporary alternative routes for the summer such as Centreville Road, Springhaven Drive, Hollinger Avenue and Stringfellow Road. The good news is that a footbridge is part of the improvements to the bridge and should be available upon its reopening.

From the President...

Dear Neighbors,

I know you will enjoy this newsletter. As president of our association, I would like this section of the newsletter to be a forum for all issues of concern to the neighborhood.

Many of you are aware that a development plan is being formulated for a tract of land on Lees Corner Road (see *Peterson Farm Ad Hoc Committee Forming* on page 2). In addition to forming a committee to keep the community involved, I have sent the letter below to Supervisor Frey's office on our behalf.

Our Board meets the third Tuesday of every month (except July), and meetings are open to everyone. The more residents attend the better the Board can serve the community. The remaining 1995 schedule is posted on page 4 of this newsletter. Watch for signs!

Please call me at **471-1152**, if you wish to discuss any issue related to our community. Have a good summer, and I look forward to seeing you all at the pool party in August.

Rob Strupp

June 23, 1996

MICHAEL FREY
Supervisor, Sully District
Fairfax County Board of Supervisors

Dear Supervisor Frey,

This letter is written on behalf of the Armfield Homeowners Association and its Board of Directors.

Recently, we met with a prospective purchaser of the "Peterson Property" on Lees Corner Road, adjacent to our community. In fact, our subdivision is the only one bordering on the Peterson Property. At the present time, this site is improved by one home and an old barn.

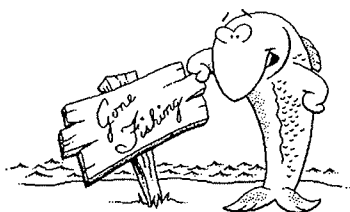
The prospective purchaser proposes to retain the existing home and develop 11 additional lots for single-family homes on the remainder of the site. These home lots would range from 5,000 to 8,000 square feet. Those lot dimensions are totally inconsistent with the surrounding lots within Armfield Farm, as well as in the Franklin Glen community directly opposite the site, across Lees Corner Road. Moreover, the traffic impact on Lees Corner Road, including the proximity to Franklin Intermediate and Lees Corner Elementary must be taken into consideration.

While we recognize that this site will someday be developed, we appreciate your assistance in preserving the character and safety of the Armfield and Franklin communities by not supporting this lot development concept.

Please contact the undersigned at 13703 Rosetree Court, Chantilly, VA. 22021, or (703) 471-1152, if you require any additional information from the community. We would appreciate receiving information from you concerning this project.

Respectfully,

Robert J. Strupp
for Armfield Homeowners Association



Pool News

Stingrays Make a Splash

Party Time!

In its seventh year in the Colonial Swim League, the 1996 swimming season is already well underway. This year's team is the largest ever, with over 85 swimmers ranging between five and 18 years old.

Stingray team representative Keith Poulsen says, "We are swimming in a very competitive division this year which includes two Burke Center teams and Ashburn Village." The season consists of five dual meets, a divisional swim meet, and the season finale, an All-Star meet in early August. In addition, our busy swimmers will be participating in developmental meets on Wednesday evenings with local long-time rivals, Franklin Farm and Franklin Glen.

Memorial Day saw the start of practices. When cold, rainy weather made an unexpected appearance, land drills were the order of the day. But, the dog days of summer are upon us now, so there's nothing to keep our team out of the water.

Trials were completed on Saturday, June 15, with many swimmers recording personal best times. "We're excited about the prospects of another winning season and just maybe another division title," says Poulsen. "Please come out and support the '96 Stingrays."

For more information, contact swim team representatives **Keith Poulsen** at 378-9606, or **Wanda Rixon** at 471-9850.

The summer pool party has been tentatively scheduled for Saturday, August 17, from 6 p.m.-9:30 p.m. A firm date will be decided on soon and communicated to you. Don't miss the party! It's a lot of fun for the whole family, and a great way to meet your neighbors.

In order to firm up the arrangements, the social committee is currently searching for a dee-jay and children's entertainment. Committee chair, **Marcie McCauley** welcomes any suggestions from residents. She can be reached at 471-9604.

Last year's pool party attracted over 250 people and Marcie says, "We see more children every year, so kiddie entertainment is a must." Each year, the dee-jay raffles off prizes, generously donated by Armfield residents. If you have an idea or would like to donate a prize for this year's party, please let Marcie know.

Organizing the pool party for 250 people is a big job, but can be a great way to meet new friends and have a whole lot of fun, so volunteers are always appreciated by the social committee.

What social events would you like to see happening in our community? A community yard sale? A bake sale? Halloween parade? Let Marcie know so that her committee can work on events everyone will enjoy!

Swim Team Timetable:

Wednesday, July 3; 6 p.m.; Sequoia Farms
 Saturday, July 6; 8 a.m.; home
 Wednesday, July 10; 6 p.m.; home
 Saturday, July 13; 8 a.m.; Burke Center
 Wednesday, July 17; 6 p.m.; home
 Saturday, July 20; 8 a.m.; Ashburn Village
 Saturday, July 27; 8 a.m.; divisionals at home
 Saturday, August 3; 8 a.m.; All-Star meet at Fort Myer



Summer '96-

Pool Preparations!

Improvements

With summer well underway, most of you will have noticed some changes at the community pool. In response to homeowners' requests, Sue Kovalcik, Pool Committee Chair reports that the following upgrades were made before the start of the swimming season:

- * Half of all the pool chairs were restrapped.
- * Locker room floors were painted with skid-resistant paint; the old mats which made cleaning difficult are no longer required.
- * A new refrigerator was purchased for the lifeguards and swim team.
- * Eleven new umbrella bases now keep the umbrellas secured, even on windy days.
- * The public address system was updated.
- * The main pool and the wading pool were freshly whitecoated.

The cost of maintenance improvements to the pool cost almost \$15,000, the most expensive item being whitecoating which came in at around \$12,000.

Bike Storage

Parents, please encourage children who ride bikes to the pool to be sure to use the bike rack area for storage. Bikes left on the path leading to the pool often cause hazardous obstructions.

If you have any pool concerns or suggestions, please contact Sue Kovalcik at 318-0677.

Vandalism at the Pool

In early May, vandals struck the pool. While the pool was drained, in preparation for whitecoating, extensive spray paint graffiti was found on the inside of the main pool, one of the poolhouse's exterior brick walls, and on five of the newly-restrapped chairs.

"Virginia Pool was able to remove the spray paint and the brick wall was power washed by American Exteriors with the strongest acid solution available," says property manager Toni Koch. American Exteriors was under pressure to have the graffiti removed in time for the pool's opening, and managed to complete the task in time.

Undoing the damage cost an additional \$500 in repair costs. Fortunately, the whitecoating had not yet been done, or this figure would have been considerably higher.

Board Gets Tough On Vandals

A \$100 reward is being offered for information leading to the arrest of anyone found responsible for vandalizing community property. This get-tough approach was sparked by a chain of recent events in which our community facilities have come under attack. In addition to costly damage done to the pool area by vandals in May (see Pool Preparations, on page 5), repairs were made to benches at affected tot lots.

In the past, nets on basketball courts were not replaced since they were repeatedly torn down or damaged. However, the Board feels Armfield residents should be receiving the full benefit of their recreational facilities, and heavy-duty chain nets which may be more resistant to tampering are being investigated.

At community entrances, cages have had to be placed over lights to prevent them from being broken.

Our Homeowner's Association has spent in excess of \$4,000 on repairing and preventing vandalism. This is a costly exercise. The Board is looking into tighter security measures, particularly for the pool area, to ensure that the May incident is not repeated. Security options being investigated for the pool include private security guards, a video surveillance system, and flood lights. Suggestions from community residents are welcome.

Our recreational facilities are for all residents in this community. They should always be free of hazards. Broken benches in areas where younger children play, graffiti-painted walls in highly visible areas, and torn basketball nets are unsafe and uninviting, discourage use by non-offending residents, and do nothing to promote the value of our properties.

Parents are encouraged to talk to their children about the consequences of vandalizing community property. In the interest of all residents, this matter is being treated seriously.



Community Regulations

Benefits of an Architectural Panel

Editor's Note: The following article was extracted from Housing Counsel, a column in the June 1st Washington Post, written by Benny L. Kass. Kass is a Washington lawyer. He addresses the legalities of enforcing architectural review committee (ARC) standards.

6 Most community associations throughout the country have some form of Architectural Review Committee (ARC). Although the scope of these committees vary, the general theme is to keep some semblance of uniformity and balance within the association—unit holders must receive approval from a committee before any exterior work is done.

However, many owners—whether in a condominium, planned unit development or homeowner's association—believe that this requirement creates an unnecessary, time-consuming and often expensive burden.

Design review within an association has at least two purposes: to establish and preserve a harmonious design for a community; and to protect the value of the property. When one buys into a community association, one must understand that it is community living. Decisions cannot be unilaterally made, nor can the rules and regulations of the association be unilaterally ignored.

"...the fact remains that if the association documents require external uniformity, that is the law..."

One might disagree with the need for external conformity, for example, but the fact remains that if the association documents require external uniformity, that is the law of the association and is binding on its members. You should read your association documents carefully to learn the scope and purpose of the ARC.

"...standards must be applied fairly and consistently, across the board and in good faith. It is improper for a Board to pick and choose..."

Board of directors of community associations must also recognize that the ARC cannot be a dictator, arbitrarily rendering decisions. The courts that have addressed architectural review cases have made it clear that covenants are valid and enforceable provided there are clear policy guidelines establishing the overall standards.

These standards must be applied fairly and consistently, across the board and in good faith. It is improper for a Board to pick and choose the enforcement of the covenants.

If a unit owner is in violation of the architectural standards, or at least the Board believes there is a violation, the Board must begin prompt action to assure compliance of the standards.

If the Board fails to enforce a covenant in the case of one homeowner, it may be prohibited from enforcing the same standards against another homeowner.

Keeping Up With Community Regulations

Remember that huge wad of paper you received from Armstrong Management Services when you first moved in? All those rules and regulations can be hard to keep straight, but we did agree to abide by them.

The most common cause for complaints in this community are inadequate yard maintenance and poorly maintained house exteriors, where trim, doors and garages could use a fresh coat of paint.

Sometimes we don't notice how weathered our homes look. Driving in and out of the community dozens of times a week, we might not notice peeling paint or chipped trim and turn a blind eye to rampant grass. Some of us have extraordinary green thumbs, turning out yards you'd find in *Southern Living*, while others have less ambitious goals. Regardless of where your standards lie, we all benefit from maintaining our homes and yards within community standards. Housing prices are affected by poorly maintained, unattractive properties.

Armstrong Management oversees that common areas are mowed and maintained with a landscaping service. But you can also help by bringing to our attention any problems that you feel should be addressed—problems with tennis or basketball courts, tot lots, front entrances, or a property in disrepair.

The usual procedure for reporting properties needing maintenance is to call either the grounds committee or Armstrong Management. A letter is then sent to the homeowner to notify them of the problem. In the case of facilities needing repair, the grounds committee or Board will investigate and take action accordingly.

If you have a question about any regulation or need to report a problem, contact the grounds committee chair, **Terri Donovan, 834-1136** or our property manager for Armstrong Management, **Toni Koch at 385-1133, ext. 3228.**

Neighborhood Watch Reports

Summer is here, vacations start, and unfortunately so does vandalism, burglary, and cars traveling much too fast.

Last year we had a severe outbreak of vandalism and theft from automobiles in the community. This year let's pull together and deter this from happening again. If you hear anything suspicious during the night, kids talking, people hanging around when they shouldn't be, call Fairfax County Police immediately. Last year a neighbor actually chased people away from breaking into his car only to chase them to someone else's without calling the police! Don't let this happen again!

Driving 25 m.p.h.

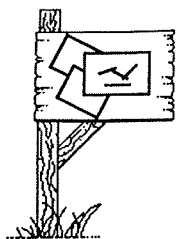
The speed limit in our neighborhood is 25 m.p.h., not 45 or faster. Too many of us drive too fast through our streets. A word of warning—when you get your speeding ticket for driving too fast don't be surprised. We have contacted the Fairfax County Police and advised them of the severity of the speeding in our neighborhood, specifically, *Armfield Farm Drive* and *Beech Down Drive*.

Many of our children play on the streets, especially when school is out and they start riding their bikes to the pool. Children are precious, let's mind the law instead of risking injury because we are in a hurry.

Parking

Another serious problem is the number of cars being parked on the street. Most of us have room to park our cars in the driveway and ought to. Maneuvering around cars parked on the street can be very dangerous for bikers, especially younger ones. We have received numerous complaints, particularly on *Beech Down Drive*. So take a minute and move your car to a safer driveway spot instead.

For questions or concerns about any of these issues, please contact our committee chair for the Neighborhood Watch, **Terri Donovan at 834-1136.**



Services and Resources

Who's Watching Our Kids?

Today, teenagers seek out better regular, well-paying jobs at retail stores or restaurants, the cost of quality temporary child care is high, and the pool of available, experienced babysitters has diminished considerably. Parents go out less and if they do go out, worry more than ever before.

Many communities are countering this problem with babysitting co-ops. The beauty of a co-op is that your children are cared for by an adult parent for nothing! It does cost you some of your time to take care of the children within the co-op, but the more members there are, the less frequently your turn to sit comes around.

You get the added benefit of a sitter that you know, right in your neighborhood, the assurance of plentiful playmates for your kids, and the peace of mind that comes with entrusting your precious little ones to neighbors and friends. And who wouldn't love to have a reliable, regular source of babysitters on tap?

Once the initial plans have been made, the Armfield Sitters Co-op should run itself. We just need an energetic, committed leader to get it off the ground. Any takers? Please contact **Jo Gordon, 709-8237**.

Armfield Directory

Board of Directors

Deborah Broderick, Vice President	709-8360
Dan Gordon, Secretary	709-8237
Mauricio Herman, Asst Secretary	834-0723
Ann Meier, Treasurer	478-3490
Rob Strupp, President	471-1152

Armstrong Management Services

Toni Koch	385-1133 ext. 3228
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Architectural Review Committee

Joe Henriquez	689-4048
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Grounds Committee

Terri Donovan	834-1136
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Neighborhood Watch

Terri Donovan	834-1136
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Pool Committee

Sue Kovalcik	318-0677
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Social Committee

Marcie McCauley	471-9604
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Swim Team

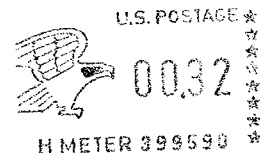
Keith Poulsen	378-9606
Wanda Rixon	471-9850

Newsletter Editors

Jeannette Bomeman	707-0394
Jo Gordon	709-8237

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Armstrong Management Services, Inc.
3959 Pender Drive, Suite 205
Fairfax, Virginia 22030



On the Calendar...

Board meetings are held on every third Tuesday of the month and open to all residents. During the summer, meetings are held at the pool house; otherwise, at Armstrong Management Services' offices, located at 3959 Pender Drive, Suite 205, Fairfax, in the conference room.

HOA Board Meetings

August 20
September 17
October 15
November 19
December 17

Community Clean Up

July 27

Pool Party!

August 17 (Tentative)

Flatlick Bridge Closed

After June 21—September 3

~~3959 Pender Drive, Suite 205~~
Beech Grove Dr.
Chantilly, VA 20021