

# ARMFIELD



# ADVOCATE

Summer 1998

## What's Happening!

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## Social Committee Back In Action

Annette Rhoads, Social Committee Co-Chair, 471-6895

Let's Get Social...Hooray! A social committee for the community has once again been formed. We have seven enthusiastic members. They are:

### New Social Committee

Cathy Battle	742-8650
Beth Brummett	318-7839
Heather Makris	742-3310
Caren Martin	318-3245
Annette Rhoads*	471-6895
Cherie Sherrier	742-7748
Mary Swanbery*	435-8207 (*Co-chairs)

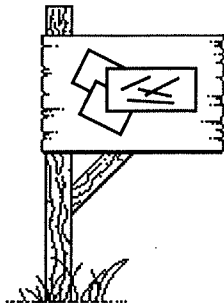
We can always use additional members to join our team; if you are interested, please call Annette Rhoads (or email [adrhoads@erols.com](mailto:adrhoads@erols.com)) or Mary Swanbery. We'd especially welcome parents of pre-teens and teens that can help provide ideas for activities appropriate for those age groups. We also encourage anyone from the community with ideas and feedback to contact us.

**Ice Cream Social:** We have already held the first Ice Cream Social at the pool to celebrate the end of the school year (June 17). Based on the interest in this event we may plan another in July. Please watch for notices at the pool and around the community for specifics.

**Annual Summer Pool Party:** Planning for the 1998 Annual Summer Pool Party is in full swing. This party will be held at the poolhouse **Saturday, August 15**, from 5 p.m. to 10 p.m. (rain date Sunday, August 16). Come and enjoy great food, fun, games and prizes! This is a wonderful opportunity to spend time with your neighbors and meet new people.

Sign-up sheets will be posted at the pool. Residents should indicate the expected number of people planning to attend. Please sign up by August 5 so the committee can make sure there is plenty of food and fun for everyone. No door fees will be charged; however, we do ask that each family bring a dessert to share at the party. We will also post sign-up sheets at the pool for people to volunteer to set up, provide help during the party and clean up afterwards. The committee would greatly appreciate your help. If you can, please sign up at the pool or call Mary Swanbery at 435-8207 or Heather Makris at 742-3310.

**Future Events:** We will be planning additional events for the fall and winter. Please watch for information on these in the next Armfield Advocate and on notices posted at the entrances to the community. Again, we would love to hear from you to help us plan events, so please feel free to contact a committee member with your ideas.



# Community Update

## Nearby Commercial Development Plan Angers Armfield Residents

**Joe Sherrier, 742-7748**

On June 10, the Fairfax County Planning Commission held a public hearing to consider a special exception to the County's Comprehensive Plan that would allow a gas station/car wash/mini-mart to be built on the corner of Metrotech Drive and Centreville Road. Three members of the community, Joe Sherrier, Mark Gill, and J.D. Clem, spoke at the hearing on behalf of the Armfield Homeowner's Association to object to this exception. Their objections were:

1. The proposed use is specifically discouraged in the County's Comprehensive Plan.
2. An exception for this use would encourage sprawl down Centreville Road, towards our community.
3. The current design of the project does not complement the existing design of the rest of Sully Plaza.
4. The issue of traffic off of Rt. 50 onto Centreville Road into the station has not been adequately addressed.

The Planning Commission's own staff recommended that this exception application be denied.

After questions and comments from the members of the Commission to the applicant, the exception appeared to be headed for dismissal. At the last minute, however, the decision was made to postpone a vote until the June 24 meeting.

If you are interested in more information, or in joining the Ad Hoc Land Use Committee, please contact **Joe Sherrier at 742-7748**.

## Editors' Notes

**By Jo Gordon, 709-8237**

**Jeannette Borneman, 707-0394**

Parents are never busier than at this time of year, shuttling kids back and forth between work, summer school, camps, swimming lessons, play dates, the library and a host of other activities. Sometimes, when it seems like there's not enough hours in the day, it helps to take a breath and remember that everyone else is in the same boat too.

Knowing your neighbors can ease the time burden. Perhaps you and the family two doors down can car pool to camp? Find out who else on your street is signed up for swimming lessons at our pool and share responsibility for walking/driving the kids back and forth. Best of all, widening your circle means your children automatically widen theirs, offering a great opportunity to arrange play dates so you can get some free time and then reciprocate to give your new friends much-needed breathing room every now and then.

The African belief that it takes a village to raise a family has never been more true. We simply can't do it all without losing something valuable in the rush.

## Breakfast Club

The Wednesday Morning Breakfast Club for business persons and professionals is still looking for new members. The group meets every Wednesday morning at 7:30 a.m. For further details, call **Liz at 471-9089**.

# Yard Sale Report

by Jeannette Borneman, 707-0394

On May 9th, about 30 residents braved threatening rain and set up their sales on a damp Saturday morning. Thankfully, the rain held back long enough for the bargain hunters to cruise through the neighborhood and find the treasures they were seeking.

Neighbors pulled together to post and repost signs that the rainy Spring season did a number on prior to the event. As it was last year, this was the biggest chore. Additionally, an advertisement in the *Centerview* newspaper appeared for the first time.

An assortment of organizations were contacted about coming through the neighborhood to pick up leftover sale items. Unfortunately the few that were interested were not available on our weekend. Please feel free to contact them for individual donations. All are willing to take used goods and of course donations are tax deductions!

Some residents called the day before the event to ask about a "rain-date." Grass roots events like this are usually held "rain or shine." A great deal of effort had been put into the advertising so postponing and getting information out to residents and potential buyers would have been difficult if not futile. As one bargain hunter explained to me, "This kind of weather is *perfect* for a yard sale. It separates the recreational buyers from the professionals. I don't have to rush through the neighborhood to find all the good stuff. I can take my time."

While the number of residents participating this year was down (not everyone has something to sell every year) overall the event went fairly smoothly considering the circumstances.

The following neighbors graciously donated a few hours of their time to help make this years yard sale happen.

**Jana Robinson**, researching donations

**Dan Gordon**, posting signs

**Malia Anderson**, a supportive ear

**Jo Gordon**, fielding phone calls the day before

**The Armfield HOA Board**, supporting the event financially

## Charitable Donation Organizations

Amvets, 1 800 526-8387

Value Village, 301 422-1212

Salvation Army, 642-9270

Purple Heart, 1 800 828-8756

St. Timothy's Catholic Church, 378-7461

## When In Doubt, Leave It Out!

Recycling is only beneficial if uncontaminated by unacceptable materials. County residents often mistakenly mix trash with recyclables. There are three rules of thumb:

1. Know what's recyclable and what isn't. Plastic yogurt cups and margarine tubs, for instance, are contaminants to plastics recycling, creating inferior or unusable end products. Find out what coding requirements your recyclable collector and stick to those codes only.

2. When in doubt, leave it out! Fairfax County markets accept only green, clear and brown glass bottles and jars. Drinking glasses and any type of glass cookware, dinnerware, vases or ceramics are contaminants and should be discarded as trash. If you're not sure about an item, trashing it is the best course to take.

3. More is often less. The single most important step you can take is ensuring that the recycling bin you leave at the curb or drop off is contaminant free. It is better to place fewer correct materials in a recycling container than a greater quantity of incorrect materials.

For further information on how to prepare recyclables for collection or for drop off, call the county's recycling hotline at 342-5052 or your trash collector.

## Home Sales

*The following list of home sales is gleaned from reports in local press and is not intended to be complete:*

Leith Court, 13524: Stewart L. and Susan P. Barnes to Steven D. and Zoila J. Brown, \$168,000.

**FYI** Did you know that 8.8% of Fairfax County households have an income level of \$150,000 or more; 18.8% earn between \$100,000-\$149,999; 18.3% earn between \$75,000-\$99,999; 25.8% earn between \$50,000-\$74,999; 25.8% earn between \$25,000-\$49,999; and 8.7% earn under \$25,000.

These figures are from the 1996 Household Survey, Fairfax County Office of Management and Budget.



# Worth Noting

## Previously Recalled Portable Cribs and Play Yards Unsafe

The U.S. Consumer Product Safety Commission (CPSC) is urging consumers to search for and stop using previously recalled child products, in particular the "Playskool Travel-Lite" portable crib, which was manufactured by Kolcraft from 1990 through 1992 and recalled in 1993. In May of 1998, a Chicago toddler died after a Playskool Travel-Lite portable crib collapsed.

Manufacturers of portable cribs and play yards are joining in the effort to warn consumers and childcare providers to stop using the more than 1.5 million portable cribs and play yards that have been recalled in past years. Top rail hinges must be turned to set up the cribs and play yards. These top rails can collapse, entrapping children and suffocating them. Twelve children have died from suffocation in collapsed play yards and portable cribs manufactured by various firms. Current production play yards have top rails that automatically lock into place when the play yards are fully set up.

"A death caused by a previously recalled product is a tragedy," said CPSC Chairman Ann Brown. "We urge consumers to make an all out effort to search their homes and daycare centers for these portable cribs and play yards and stop using them."

The Playskool Travel-Lite portable cribs have two nylon mesh sides and two blue solid plastic ends. "Playskool" appears in white letters on a red background on each

end. The portable crib folds in the center for storage and handling.

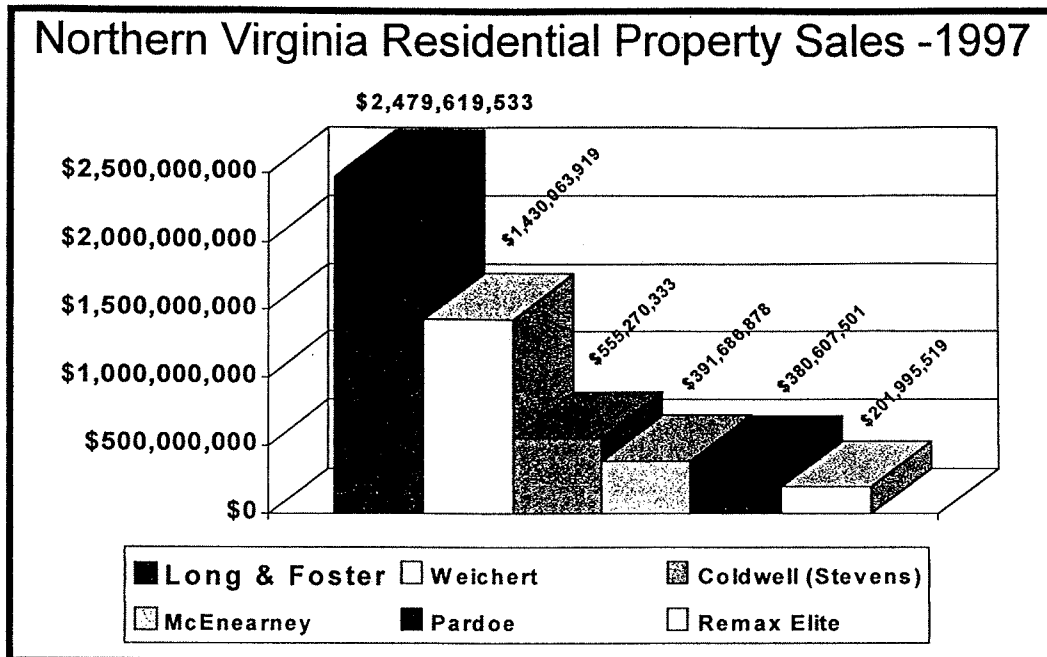
Kolcraft has gone to great lengths to renew their recall efforts. Kolcraft is offering a \$60 refund to consumers for the return of the Travel-Lite portable cribs. They also are notifying pediatricians and childcare providers about the recall. Consumers should call **Kolcraft** at **(800) 453-7673** for instructions on disposing of the products and receiving the refund.

A number of portable cribs and play yards manufactured by other companies also have been recalled because of the risk of suffocation posed by collapsing top rails. Consumers and childcare providers should check for the following recalled play yards and portable cribs. If these products are found, consumers should call the company.

Before using used nursery equipment, even if it has been used for a sibling, consumers should check the recalled product lists, available 24-hours-a-day, through the **CPSC hotline** at **(800) 638-2772** or through the **CPSC web site** at **www.cpsc.gov**.

Date Recalled	Product and Firm	Numbers/Dates Sold	Remedy
6/25/97	Evenflo "Happy Camper," "Happy Cabana," and "Kiddie Camper" Portable Play Yards	1.2 million units sold between 1990 and 1997	Free hinge covers. Call firm 800-447-9178
1/21/96	Century "Fold-N-Go Models 10-710 and 10-810" Portable Play Yards	212,000 units sold between 1993 and 1996	Free repair. Call firm 800-541-0264
11/21/96	Draco "All Our Kids" (models 742 and 762) Portable Cribs/Play Yards	13,000 units sold between 1992 and 1995	Stop use and destroy (firm out of business)
1/1/95	Baby Trend "Home and Roam" and "Baby Express," Portable Cribs/PlayPens, manufactured before 1995	100,000 units sold between 1992 and 1994	Free repair. Call firm. 800-328-7363

# Selling Your Home? Buying A Home?



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Currently for Sale & Recently Sold: Ext. 601

Free Special Report: Ext. 301

**Robin Lillard, Certified Relocation Specialist**

Cell: 703-239-0777

E-mail: ROBIN.LILLARD@longandfoster.com



Alternate: 703-968-7000



Armfield residents at the HOA Annual Meeting

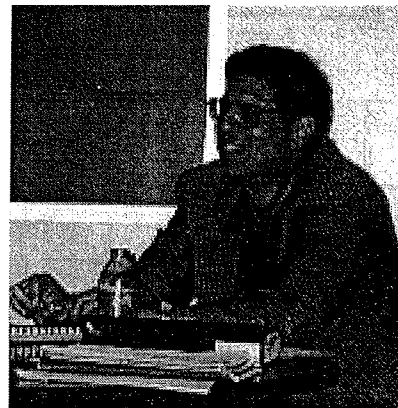
## Large HOA Member Turnout at Annual Meeting

Easily achieving the necessary quorum, many Armfield residents attended the HOA Annual Meeting on April 21 at Lees Corner Elementary. Informative and even contentious at times, this meeting inspired lively debate between HOA members on a variety of issues, from assessing the value of our homes to taking action against commercial development in our area.

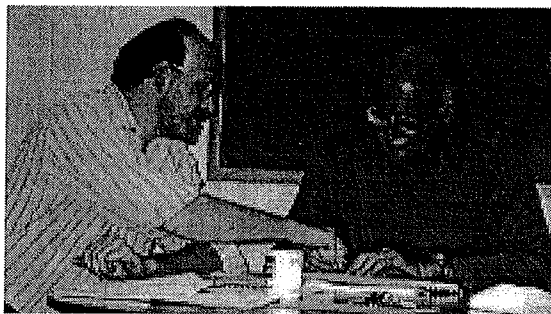
HOA President Deborah Broderick addressed the meeting on new landscaping for the community's entrances and plans for a new playground at the pool. She announced that Neighborhood Watch chairperson Steve Spero was moving house and that Richard Borneman would take over as the committee chair. Deborah made a call for social committee volunteers since this



Deborah Broderick, HOA President



Rob Strupp, HOA Board Member-At-Large committee had been dormant for some time. Finally, on behalf of Armfield home owners, she thanked Robb Strupp, departing Board member, for his five years of service to our community.



Dan Gordon (left), HOA Secretary, and  
Mauricio Herman, HOA Treasurer

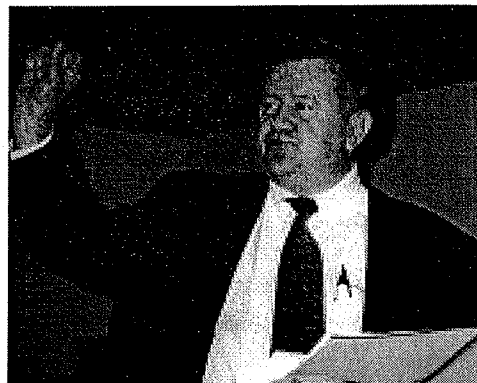
HOA Treasurer Mauricio Herman assured meeting attendants that the financial state of the Association remains sound. Herman explained that the Board was in the process of commissioning a new reserve study to determine if funds currently in reserve for repair and replacement are adequate. (See story on page 9 for results of that study.) "Our expenses this year exceeded income for the first time, but we are still in the black because of interest income," said Herman. "So far, we have not had to raise assessments and some expenses won't be repeated, so we expect 1998 to be in the black too."



John Mullins, HOA Member-at-Large

With two Board seats up for re-election and one vacant, three Board members were elected. All three candidates - Dan Gordon, Mauricio Herman and John Mullins - were voted in by acclamation. Gordon remains Secretary, Herman remains Treasurer and Mullin is the new Member-at-Large.

Guest speaker and local Realtor, Ron Rush offered sound advice to home owners seeking the highest return for their homes. "This is the best real estate market ever," he said. Some suggestions Rush made for getting the highest dollar on a resale included sprucing up exteriors, neutralizing interiors and spending some money on fresh paint and carpeting. These expenses, he believes, will more than pay off.



Ron Rush, Long & Foster Realtors, Fairfax

Fairfax County Supervisor Michael Frey was in attendance to discuss with Armfield residents the state of the county's economy. "The economy here is strong," he said. "We are seeing a lot of first-rate companies coming to Fairfax. This county is just second in the country to Silicon Valley when it comes to technology. A lot of high-tech companies are locating along the Dulles and Route 28 Corridors." Frey said the 900,000-square-foot National Air and Space Museum Annex is to be located at Dulles with roadwork beginning later this year and a goal to open its doors by December 2001. Frey expects this museum to "change the face of the county," acting as a long-term catalyst for metro rail and offering a multitude of educational opportunities for area children.



Michael Frey, Fairfax County Supervisor



# Community Regulations

## Property Manager's Report

**Toni Koch, Property Manager, Armstrong Management Services, 385-1133**

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With the NBA basketball championships over, many neighborhood kids are going to be practicing for their chance to turn pro one day. This means basketball hoops popping up everywhere.

Temporary basketball goals are permitted in the community on the condition that they are not placed in any VDOT right of way (this includes the area between sidewalk and curb, or on any public road in the community) and that they are stored only on homeowners' properties. Please remember that permanently affixed goals are not permitted on houses or attached to garages.

Another option is to apply to the Architectural Review Committee (ARC) for permission to install a semi-permanent goal on your property. This type of goals has a sleeve in a concrete slab which allows for the pole to be easily removed. Permission is required before installing these goals, so contact Armstrong Management if you would like an ARC application.

Don't forget that the Association has two basketball courts available for residents' use. One is located at Springhaven and Beech Down Drives, at the end of the large field with a Virginia Power easement; the other is behind Paoli Court and Beech Down Drive.

## Keeping Up With The Covenants

**John Mullins, Armfield HOA Board Member, 787-8714**

Now that the warmer months are finally here, many of us are kept busy beautifying our houses and yards. Jogging through the community, I see many improvements.

However, at our last Board meeting, we were struck by the current number of architectural code violations. For example, several homes have been cited for using decorative white rock in flower beds. Without written approval from the ARC, this is a violation of our Association's rules. In the cases brought to our attention, homeowners asked for a waiver of the rule because there were no cited violations recorded at the time they purchased their homes from the original owners. The white rock was already there. In these cases, the Board has granted waivers with the condition that if these properties are re-sold, the decorative white rock will be replaced with mulch or grass. The Board makes every effort to be fair to homeowners whose properties unwittingly violate Association regulations.

The Board is mindful that few homeowners knowingly violate the rules. However, these rules must be enforced and this Board will reasonably and fairly enforce them.

If you are uncertain about what is acceptable when making improvements to your lot, please give property manager **Toni Koch** a call at **385-1133, ext. 3228**. Toni is extremely knowledgeable and can direct you to the appropriate section of the covenants for easy reference.



# Board Notes

Dan Gordon, Armfield HOA Secretary, 709-8237

Here follows a summary of Board activities from May through June. If you have questions about anything mentioned below, please contact me or one of the Board members.

**Administrative:** New Board officers were elected this year. The results are as follows: Deborah Broderick remains President, Ann Meier remains Vice President, Mauricio Herman remains Treasurer, Dan Gordon remains Secretary, and new member John Mullins assumes the At-Large position.

New members were also confirmed for the Architectural Review Committee. We welcome the volunteer efforts of Lee Caslavka (Chairman), Kevin Broderick, Dave Dutton, Harry Furney, Tom Hoffman, Dave Backer (alternate) and Elaine Nosaka (alternate). Annette Rhoads and Mary Swanberry have agreed to act as co-chairs of the Social Committee. We welcome these other Social Committee members too: Cathy Battle, Beth Brummett, Heather Makris, Caren Martin and Cherie Sherrier.

The Board approved a \$200 donation to the alcohol- and drug-free All-Night Grad Party for Chantilly High School.

The commercial use application discussed at the Annual Meeting is now a moot point since the developer has dropped plans due to another developer's similar project on adjacent property and because of concerns expressed by the Fairfax County Planning Board.

The first round of spring inspections was completed by Management. A total of 210 violation letters were sent to home owners. The disputed violations have had their status changed from 'violation' to 'pending' until reinspections can be performed. The second round of inspections was scheduled for June.

Representatives from the Association's pool management company have spoken to the lifeguards following concerns expressed by Association members, including number of lifeguards on duty and keeping the pool area trash free.

**Operations:** The pool house interior was painted before the start of the pool season and the exterior repair of wood trim and painting is to be completed as soon as possible.

All outstanding chain-link fencing repairs around the community have been completed. The emergency gate at the pool has been re-hinged, so it now closes properly. The self-enclosure hinge at the baby gate has now also been successfully installed.

The skimmers on the far side of the pool have been replaced. This has stopped the dropping water level in the pool and the leak into the grassy area behind the pool.

New basketball play equipment for the pool deck was ordered and has been installed at the pool. The life guards have been notified that all umbrella posts must be properly secured to their bases so they do not fly away during strong winds, causing potential injury.

Several dead trees and pines that were surrounding the grounds have been removed by the Association's maintenance company.

The creek behind Clary Sage Drive has been cleaned out by the Association's common area cleaning contractor.

Proposals for free-standing canopies over the grassy area of the pool were rejected by the Board. Further study of this will be continued.

A new Capital Reserve Study was presented to the Board. The study has indicated that the Association's reserves are slightly underfunded and that the contribution in the 1999 budget must be increased. Further study and investigation will be continued into the Capital Reserve Study.

**Financial:** A debtor status report from the Association's attorney was prepared to the Board. Financial statements for the period ending May 31, 1998 were presented to the Board, and approved.

A copy of the final audit for the year end 1997 was presented to the Board, and approved.



# Neighborhood Watch!

## 911 for OUR Neighborhood Watch Program!

by Richard Borneman, Neighborhood Watch Chair, 707-0394

In past issues of the community newsletter I have discussed the different types of roles members of the community can play in support of our NW program. The underlying theme being "participation". We had a small showing of volunteers at the May 12th meeting, not nearly enough to maintain our program or the Fairfax Police support and recognition required for an official NW program. I urgently need your help!

The next NW meeting is scheduled for **Thursday July 16th, 7:30pm-9:00pm** at Lees Corner Elementary. I have also scheduled the next two after that for Thursday August 13th, and Thursday September 17th. Times will remain the same. After the September meeting we will only meet every other month.

Please try to make the July meeting if you are interested in volunteering to support our NW program. If you cannot make it please give me a call and let me know you're interested so that I can add you to the roster. Head count is important in order to get the support we need from the Fairfax Police.

**Don't Be a Victim! Your NW Tip** Laziness begs criminal attention. I have noticed two types of invitations to crime that occur on a regular basis throughout our neighborhood. I have seen garage doors left fully or half open throughout the night, and I see more and more homes with their lights out in front. Criminals look for the easiest opportunity to steal. They are less likely to break into the house that is sealed tightly and well lit. You will do yourself and your neighbors a big favor by fixing those broken gas lamps, or turning on your electric lights at night. Also, if you must leave your garage door open at night for cooling or pet purposes, just crack it a little at the bottom, or consider putting vents directly in the bottom of the door. An open garage is easy pickings.

I realize there are some costs associated with fixing lamps, or running electric lights all night.

However, the cost of crime is much higher than the cost of prevention. The best criminal for our neighborhood is the one that drives right through it because there are NO easy targets.

**Neighborhood Watch Program Benefits** There are numerous benefits to be gained from our NW program, whether as a volunteer or as a recipient of those services. Some of those are as follows:

- o Prevention of residential crime
- o Greater awareness of crime in our area
- o Enhanced reporting of suspicious activities
- o Serves as a warning to criminals
- o Promotes neighborliness
- o Access to crime data
- o Increases arrests and convictions

Lets all work together to realize these benefits. Become a volunteer and let's keep our program going and growing.

**Communication** My home phone is listed above, but I have also established an email account specifically for our NW program. I incorrectly listed it in the last article. The correct email address is:

**ArmfieldNW@aol.com.**

Sincere apologies to anyone who might have attempted to contact me via email and did not get a response. If anyone has a question, would like to volunteer, or know more please feel free to call me at home or email me.

## Crime Log

*The following list of incidents is gleaned from reports in the local press and is not intended to be complete:*

Armfield Farm Drive, 3500 block: cellular telephone stolen from parked vehicle.

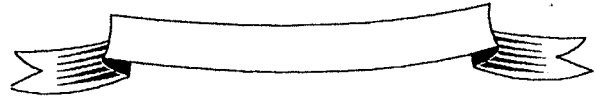
Beech Down Drive, 3800 block: Tools and garage door remote control stolen from garage.



## GIPETTO'S WORKSHOP

*Beatty*  
CHUCK & KATIE  
Handmade Wood Items  
Fabric Frills  
Custom Orders

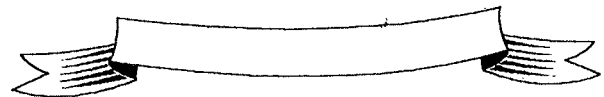
736-0840



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**Jobin Realty**  
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**Lisa M. Clem**  
Armfield Farm Drive,  
Chantilly  
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CENTREVILLE, VA 22020

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# Odds & Ends

## Armfield Advocate Submissions

This quarterly newsletter is published in January, April, July and October. For the Fall issue, scheduled to be mailed to home owners in early October, please submit stories by no later than **September 8**. All submissions that have relevance to this community are welcome. Please remember that stories may be edited for space and/or clarity. If you have story ideas but don't feel up to writing them yourself, contact an editor with the information and we'll do the writing work for you. Submissions may be made by mail (3644 Beech Down Drive), fax (709-1497) or e-mail (jogordon@erols.com). Look forward to hearing your news!

## Armfield Directory

### Board of Directors

Deborah Broderick, President	709-8360
Dan Gordon, Secretary	709-8237
Mauricio Herman, Treasurer	834-0723
Ann Meier, Vice President	478-3490
John Mullins, Member at large	

### Armstrong Management Services

Toni Koch	385-1133 ext. 3228
e-mail:	tonikoch@armstrong.net

### Architectural Review Committee

Lee Caslavka	736-0908
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### Neighborhood Watch

Richard Bomeman	707-0394
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### Grounds Committee

Terri Donovan	834-1136
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### Pool Committee

Sue Kovalcik	318-0677
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### Social Committee

Annette Rhoads	471-6895
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Mary Swanberry	471-9604
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### Swim Team

Deborah Broderick	709-8360
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### Pool House

Pool Hours: Daily 11:00am—8:00pm	689-9831
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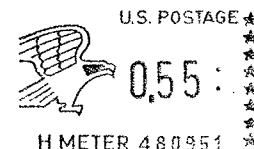
### Newsletter Editor

Jeannette Bomeman	707-0394
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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 are open to all residents. Meetings are held at the pool house during the Summer and at Armstrong Management Services' offices, located at 3959 Pender Drive, Suite 205, Fairfax, at 7:30 p.m.

### HOA Board Meetings

July 21  
Aug 18  
Sept 15  
Oct 20

### Neighborhood Watch

July 17  
Aug 13  
Sept 17

### Pool Party

Aug 15

BEECH DOWN DRIVE  
CHANTILLY VA 20151-3314