

Armfield Farm Connection

SUMMER 2011

President's Message



It's been a hot summer so far in Armfield. The pool was packed early this year as the summer heat hit. It has been great seeing everyone enjoying the pool. The new fence is in, and in addition to increasing security, it also looks great. Please be sure to bring your family photo to the pool if you haven't already done so.

We are still working on getting quotes to repair the basketball courts at Springhaven and Beech Down Drives.

The courts are in pretty bad shape and need to be repaired. There are not a lot of companies that do this kind of work and getting quotes has been much harder than expected. We still plan to get the work done this summer if at all possible. One thing the board is considering is removing one of the basketball courts instead of repairing both of them. I am not sure we need two courts at that site. I would appreciate your feedback on this option. Removing one of the courts would save us the costs of resurfacing, which is about \$10,000 every 5-8 years. Please send me an email at president@armfieldfarm.org or post your thoughts to our Facebook page.

With school letting out, we have had some incidents of items being stolen from people's lawns, cars, and garages. Please be sure to lock your cars, homes, and garages, and keep your bicycles secured. If you see anything suspicious please call the non-emergency number for the Fairfax County Police at 703-691-2131. Most of these incidents are crimes of opportunity by teenagers with too much time on their hands.

On a final note, if you have been by our tennis courts lately you have noticed they are now locked. Please contact me or our property manager, Dan Gordon, at dgordon@capitolcorp.com to obtain the combination.

Rob Shear
President
Armfield HOA
president@armfieldfarm.org

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We're on the web!
armfieldfarm.org

Upcoming Events At A Glance

JULY

- 6, 9, 13 Home Swim Team Meets
- 14-17 Kids Consignment Sale, Dulles Expo Center
- 23-24 DC Big Flea, Dulles Expo Center
- 24 Electronics Recycling,
I-66 Transfer Station, 10-3pm
- 28 HOA Meeting, Capitol Property Mgmt, 7pm

AUGUST

- 13 Annual Pool Party, 5pm-9pm
- 19-21 Int'l Gem & Jewelry Show, Dulles Expo Center
- 25 HOA Meeting, Capitol Property Mgmt, 7pm
- 28 Electronics Recycling,
I-66 Transfer Station, 10-3pm

SEPTEMBER

- 13 Washington Post Career Fair, Dulles Expo Center
- 22 HOA Meeting, Capitol Property Mgmt, 7pm
- 23-25 Capital Home Show, Dulles Expo Center
- 24 Document Shredding,
Sully District Office, 8am-Noon

Independence Day Sno-Cone Celebration

On July 2nd, Marilyn O'Connell decorated the blue pool with red and white everywhere. (Lots of it is still there!) Snow cones were enjoyed by those who were in town to celebrate and cool off at the pool.

Annual Pool Party - August 13th from 5-9pm

Mark your calendars now! Saturday, August 13th from 5 pm to 9 pm will be the Annual Family Pool Party. The rain date is Sunday the 14th, if needed. The DJ with boat races will be back, to bring more silliness and fun. We will be serving Cici's and Subway and there will be fruit and desserts. Please bring your own drinks (no glass bottles, please). The waterproof, glitter tattoos were a hit last year, and they will be back. Snow cones will return as well, to cool off. We have great prizes planned for all those who come out to participate in the games this year. An email will be coming out to organize volunteers soon. If you would like to help out, please send your email address to social@armfieldfarm.org. We lots of hands to make this event happen!

Spring Fling Recap

The Spring Fling happened on a cool day this year, but that did not stop people from coming out. The face painter worked non-stop and soon kitties and butterflies and Spidermen were everywhere. We decorated cookies and ate them (or just the frosting, as some discovered). The obstacle course was a hit, and will be making a return for future events. Our magician entertained young and old with coin tricks, disappearing things and general silliness. We hope to bring him back next year.

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Movie Night

This year, we are going to try a movie night, just before the end of pool season. There is a company that will bring out a large, blow up movie screen and make popcorn for the show. Bring your own dinner and bug spray and watch a movie under the stars. Look for signs when we get a date!

Community Yard Sale Recap

On June 4th, almost 20 residents packed up their wares and headed to the pool grounds or set up shop in their driveways. Due to requests from members on some of the smaller courts and drives, we held our second centralized group sale to draw in potential buyers. And come in they did, as several hundred cars of shoppers made their way to the pool and through the neighborhood. We look forward to doing it again next June.



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Recent Home Sales (courtesy of Rosemary Graham)

Street	List Price	Sold Price	Subsidy *	Model	Days on Market
Beech Down	\$500,000	\$500,000	\$0	Cavendish	2
Armfield Farm	\$559,900	\$559,900	\$3,000	Cavendish	11

* Seller payment on behalf of the purchaser

Annual Meeting Recap

For those who weren't able to attend the HOA Annual Meeting on May 26th, here are some of the important pieces of information you missed:

Our keynote guest speaker, Supervisor Michael Frey who represents the Sully District on the Fairfax County Board of Supervisors, reported on a number of issues:

- Economically, Fairfax County is faring better than the national average. However, with budgets still being tight, median mowing will only be done three times this year.
- Progress is being made on curbing the number of boarding or overcrowded houses.

(Continued on page 8)

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

Community Connection

Two years ago, to increase the sense of community, the Homeowners Association created a social networking group for the community on the popular website Facebook.com. Two months ago, the HOA started a presence on Twitter with our Communications Chair serving as lead "twit".



Recent discussion topics and event alerts have included extended pool hours, opinions of home improvement vendors, and police activity. Armfield Farm residents are truly working to put the "social" in "social networking."

To join, please click on the links at the left side of the www.armfieldfarm.org home page.

Pool Hours

June 22nd to Aug 21st—11am-9pm

Aug 22nd to Sept 5th—11am-8:30pm

Sept 6th—11am-6pm, END OF SEASON

Swim Team Use During General Hours

Practices—4:15pm-6:30pm

Home Meets—July 6th and 13th

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SCHEDULE

A Meets

**June 18th — STINGRAYS 236
— Burke Centre 208**

**June 25th — CHANTILLY
HIGHLANDS 242 — Stingrays
201**

**July 2nd — BARRINGTON 229
— Stingrays 203**

July 9th — vs Fort Myer

July 16th — at Ashburn Farm

**July 23rd — Divisionals at
Ashburn Farm**

**July 30th — All Stars at
Countryside**

B Meets

June 22nd — at Hayden Village

June 29th — at Manorgate

July 6th — vs Franklin Glen

July 13th — vs Chantilly

National

Saturday meets start at 8am

Wednesday meets start at 6pm

Swimtastic Stingrays

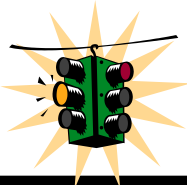
Halfway through the summer and the Stingrays are off to a great season. Having moved up into the White Division in the Colonial Swim League, it was very exciting to have the first "A" meet result in a win! During the June 18th "A" meet versus Burke Center, the 9-10 year old girls 100 meter medley relay team of Caroline Jin, Sarah Yao, Hannah King, and Emma Rowson broke an Armfield Farm team record by completing the race in 1:19.4. Additionally, there were event sweeps (1st, 2nd, and 3rd places) by the 11-12 year old Boys 50M Freestyle (Kevin Petrillo, Animesh Tripathy, Solomon Blackmon); 8 year old & Under Girls 25M Breaststroke (Alexandra King, Molly O'Brien, Kimberley Howard); 8 year old & Under Girls 25M Butterfly (Jade Howard, A. King, K. Howard); and 9-10 year old Girls 25M Butterfly (H. King, Rowson, Yao).

The next two meets were very close contests, but resulted in the Stingrays falling just short. Dennis Lai used the June 25th event at Chantilly Highlands to break two Stingray records in the Boys 50M Backstroke and 50M Butterfly and joined with teammates Jacob Tiss, Vikram Iyer, and Newton Himm to break the 13-14 year old Boys 200M medley relay Stingray record. The 9-10 year old girls were not to be outdone in sweeping two events of their own - 50M Breaststroke (Jin, Yao, Rowson) and 25M Butterfly (Rowson, Yao, H. King). The Armfield Farm at Barrington meet on

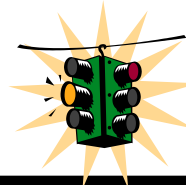
July 2nd had seven lead changes, 35 events after which there was a single digit lead, and it came down to the next to last relay. In addition to the close meet at Barrington, there were four league record breaking performances there, one of those records being captured by the Stingrays. In the Boys 13-14 year old 100Y Individual Medley, Lai surpassed the old mark of 59.90 with a new time of 58.09. Stingrays swept the Barrington Blue Fins in the Boys 13-14 year old 50Y Breaststroke (Lai, Tiss, Kyle Petrillo); Girls 11-12 year old 50Y Freestyle (Hannah Reeves, Lana Blinova, Christina Mastracchio); Girls 8 year old & Under 25Y Breaststroke (J. Howard, A. King, K. Howard); and the Girls 11-12 year old 100Y individual medley (Reeves, Mastracchio, Blinova).

Other event winners, not already mentioned include: Kenzie Conner, Joseph Crowder, Noah Dantine, Joshua Gordon, Maxwell Himm, Vivek Iyer, Catherine Jin, James Kovach, Isaac Mantelli, Nicole Mastracchio, Casie Morton, Patrick Mountcastle, Andrew Neubauer, Molly O'Brien, Richard Park, Nicholas Presnar, Edward Shen, Matthew Sun, and AnnaMarie Tiss. Check out the pool house artistic improvements done by local artist, Savannah McMullen, Westfield High School grad and Duke University student.

Congratulations Stingrays and best of luck with the rest of the season!



Watch for Kids at Play
Put down your phone and slow down while driving in Armfield Farm



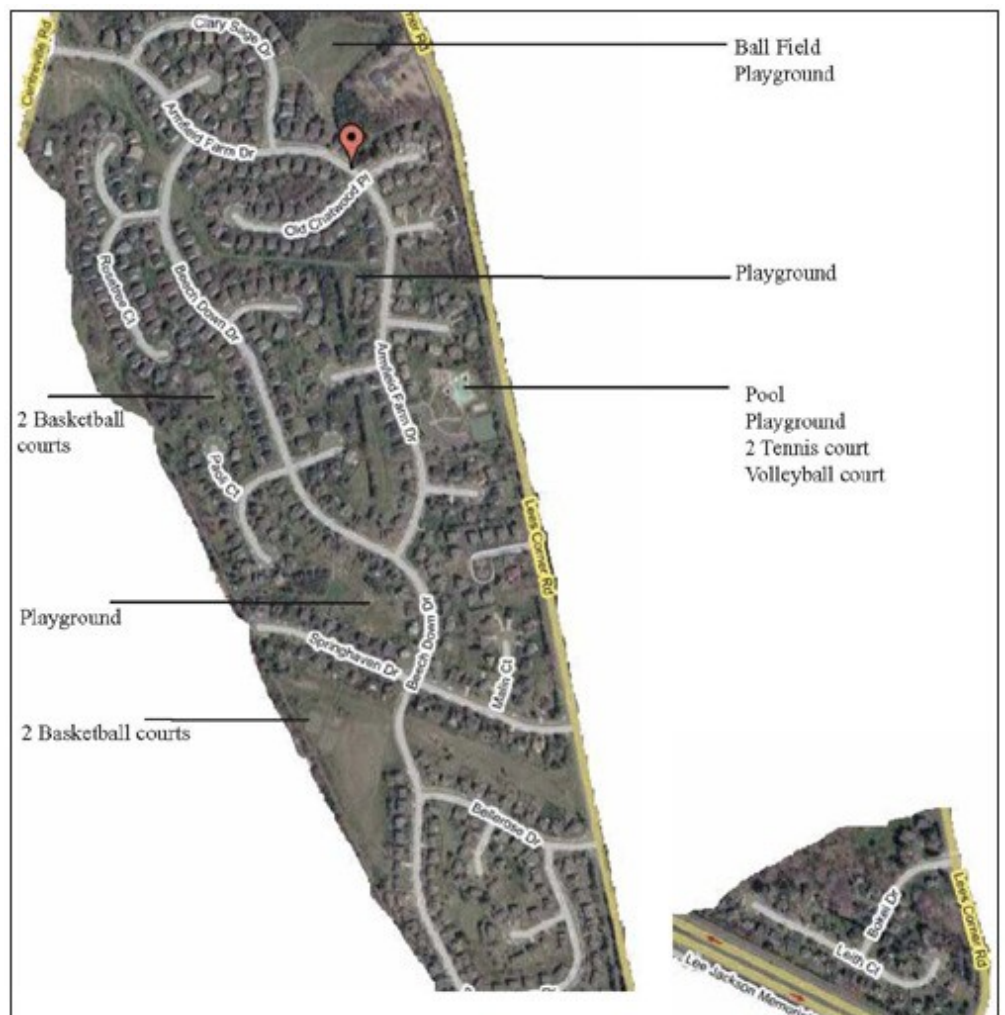
Survey Directions

On the enclosed yellow page, you will find a survey that the Board of Directors are asking all residents take a few moments and provide feedback on what should be done in the community. Being part of a Homeowners Association is a delicate balance between the wishes of all members, legal requirements, and keeping a strong character of community. The best HOAs are those who have active participation from all of their members.

There are four questions on this survey. The first asks how often our community assets are being used. Those that are being used more frequently are likely to have more wear and tear, thus needing to be replaced/repaired more frequently. While the selections may not be an exact match to how your household uses these items, please circle the selection most appropriate. Please use this map to help locate the items if you are not familiar with their locations.

The second question will help prioritize when future projects should be done following what is planned for 2011 and 2012. The third question brings back the idea of a community center. Some residents have discussed revisiting this, but the Board wants to determine significant interest before starting any plans. And finally, the Board has asked for some demographic information to assure everyone's point of view is represented.

Once complete, you can mail the survey to our property management company by folding it in thirds. A 44¢ stamp is required. If you do not want to mail the survey, you may drop it off at the pool during normal operating hours. Responses are requested by Labor Day (September 6th). Thank you in advance.



Kids @ Work

Armfield Farm presents Kids @ Work — space for youth under the age of 18 to promote their services within the neighborhood. Please e-mail **communication@armfieldfarm.org** to update your information and/or confirm your listing. Our Facebook Group is also a resource for those wishing to advertise their entrepreneurial spirit.

Dominic Berry (10)	703-657-2791	Pet Care
Juliana Berry (12)	703-657-2791	Babysitting*, Mother's Helper
Andrew DeLeon (14)	703-464-5192	Dog Walking, Pet/Baby Sitting, Lawn mowing
Michael DeLeon (12)	703-464-5192	Dog Walking, Pet Sitting, Mother's Helper
Heather Donnelly (11)	703-435-8278	Mother's Helper
Bryanna Kerbuski (17)	703-850-3487	Dog Walking, Babysitting, Lawn Mowing
Alec Martin (16)	703-318-3245	Babysitting, Yard work
Collin Reardon (14)	703-707-9317	Babysitter; Dog Walking; House Sitting
Nick Reardon (12)	703-707-9317	Babysitter*, Mother's Helper, Dog Sitter

* CPR and/or Red Cross Certified

Parents: Please discuss who your teen is working for and when, wages, responsibilities, and availability. The Armfield Farm HOA encourages staying within the community, but assumes no responsibility for any activities that result from Kids @ Work.

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Annual Meeting Recap

(Continued from page 3)

- Repairs of I-66 will be starting soon. This will be a full reconstruction, not resurfacing.
- Phase 2 of the Metro Silver Line (Rail to Dulles) is now at least \$600 million more expensive than originally planned. This does not include any extra cost for making the station at Dulles Airport underground.
- There will be major changes occurring within the County senior staff leadership, especially in the areas of financial and transportation management.
- There are a number of citizen opportunities on County Boards, Authorities, and Commissions. For a list of opportunities see: <http://www.fairfaxcounty.gov/bacs>.
- There is not money in the budget for sweepers, but if excess sand or other conditions were creating a safety hazard, VDOT would take a look at the issue. VDOT can be reached at 1-800-FOR-ROAD.

Raft night is back by popular demand on Thursdays from 6pm-8pm.

Pet owners are subject to Fairfax County leash laws in the community. Additionally, please pick up any waste. Reports of violations can be reported to the police non-emergency number (703-691-2131) who will forward the concern to the Animal Control Section.

The tennis courts were resurfaced last year. While that resurfacing has been successful, a few new small cracks are beginning to develop. The Board will monitor the conditions and solicit bids for repairs if the damage becomes too great.

Like after the 2009/2010 winter storms, this past winter also created a lot of damage within the community. We lost a lot of trees and it took about \$15,000 to remove those that died or were creating safety problems. While this was taken from operating expenses, it may affect the speed of some capital improvements.

The chain link fencing surrounding the pool was replaced in May. The fence is now a more sturdy aluminum powder coated that will never rust and will maintain its appearance over time. It is also significantly harder to climb. This helps to reduce our liability should vandals jump the fence at night for a dangerous midnight



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(Continued on page 10)

Petty Crime and Pranks

During June there were four notable crime events that happened within the community. There were two separate vehicle tamperings that occurred in different areas and in different weeks. A prowler was reported in the northern area of the community. And finally, a number of door mats were removed from residences and placed on a lawn on Angelica Court. While these events are discomfoting and annoying for those resident affected, it does serve as a reminder for all homeowners to be vigilant about neighborhood security.

Some residents have called for the recreation of a neighborhood watch program. The HOA sponsored one some years ago, but participation fell off and the effort was discontinued. If you are interested in serving

on a watch, please contact our property manager, Dan Gordon at 703-707-6404.

If you see something going on in the neighborhood that just doesn't look right, make use of the Fair Oaks Police District non-emergency number, 703-691-2131. Your action may stop these activities while they still remain small.



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Virginia Legislative Redistricting

Last issue, we reported that the Armfield Farm community was to be placed over two Senate districts. In politics, things change very quickly. Following a series of amended proposals, the General Assembly approved Armfield Farm being moved to the redrawn 32nd District that stretches from Chantilly in the west to the intersection of Lee Highway and Glebe Road in Arlington in the east. Other areas include Reston, Tysons Corner, and Pimmit Hills.

As was noted before, all of Armfield Farm would be in the 86th House of Delegates district. Plans and maps can be found at <http://redistricting.dls.virginia.gov/2010>.

When the new boundaries have been signed off by Governor McDonnell, the next step is for the US Department of Justice to approve the new borders before they can take effect (which should officially be given this summer).

The Fairfax County Board of Supervisors will

take up precinct boundaries in July so that new voter ID cards can be mailed before the August 23rd primary elections. The *Armfield Farm Connection* will publish information about the general election contests during the next issue.

***Thanks to everyone who
attended or sent their proxy
for the annual meeting!***

***Congratulations to Rob Shear
on his re-election to the HOA
Board of Directors!***

Annual Meeting Recap

(Continued from page 8)

swim or cause damage to our common community property. In recent years, the pool had to be closed for multiple days due to vandalism and cleaning of syrup covered furniture.

The tot lot northwest of Springhaven and Beech Down Drives is another must do project. Some of the wood will soon become unsafe and replacement parts stopped being made five years ago. The Board is considering a number of proposals for replacement next year with longer lasting equipment.

Following that, the Board would like to consider doing at least a significant section of the walking paths next year to repair/replace portions that have been damaged by tree roots and other wear and tear.

Future projects will include replacement or removal of the tot lot north of Kew Garden Court, replacement of the pool decking, replacement of the walking paths, and resurfacing of the basketball courts between the cul-de-sacs of Paoli and Rosetree Courts.

Election

Rob Shear was elected to another three year term on the Board of Directors.

Selected Answers from the Open Forum

While the budget presented did not list how the final budget figures were deter-

mined, great efforts are made to find competitive rates for all repairs, capital improvements, and other contracts. Multiple proposals are requested at all feasible (non-emergency) opportunities. Last year's meeting agendas included over four inches of paper of bids, and those were just the finalists for decision making. Even then, the Board is aggressive in negotiating reductions in rates or other considerations when the opportunity presents. If an owner has a specific thought of a vendor to solicit an estimate from or if an owner wishes to volunteer to perform a service, that input is appreciated.

The Board does make every effort to get guarantees for workmanship completed, but those guarantees do not cover new damage that might take place not caused by the previous repair. These new issues may be caused by vegetation, weather, vandalism, etc. Additionally, it is nearly impossible to achieve good quality, speed, and price at the same time. With an aging community such as ours where items are needed to be updated, things are likely to be upgraded to today's standards. To use an analogy, replacing a 1980s bag style cellular phone with another 1980s bag style cellular phone is impractical. These are all considerations that take place when the Board makes decisions on what to do on the community's behalf.

The Commonwealth requires that Homeowners Associations have a study done every five years to ensure that enough money is being set aside for repairs and replacement of assets. Our studies have been vastly under estimated our costs,

(Continued on page 12)

**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 *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 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, Suite 300
Chantilly, VA 20151
PHONE: 703-707-6404
FAX: 703-707-6401

Thank you for complying with these guidelines and regulations set forth by *Armfield Farm Homeowners Association*.

Board of Directors:

President

Rob Shear
president@armfieldfarm.org

Vice-President

Steve Snyder
vicepresident@armfieldfarm.org

Treasurer

Susan Hanson
treasurer@armfieldfarm.org

Secretary

Greg Seiler
secretary@armfieldfarm.org

Director At-Large

Ken Liu
atlarge@armfieldfarm.org

Capitol Property Mgmt

Manager

Dan Gordon
dgordon@capitolcorp.com

Architectural Review Board

Chris Neubert
arc@armfieldfarm.org

Social

Kay Shear
social@armfieldfarm.org

Communications

Michael Hanson
communication
@armfieldfarm.org

Website

www.armfieldfarm.org

Annual Meeting Recap

(Continued from page 10)

causing the Board to not set aside a sufficient amount. This has been corrected; however, we are a few years off from being in good standing. There is hope that the capital improvements being planned will reduce the likelihood of unplanned failure.

The Architectural Review Committee is losing original owner and long time member Harry Furney to retirement. There are opportunities to volunteer and have a real impact on the community in about one hour a week. If interested, please e-mail and you will be placed in touch with some of the current members.

To contact the Board, please e-mail Rob at president@armfieldfarm.org or Dan at dgordon@capitolcorp.org. Otherwise, you can call our management company at 703-707-6404.



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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. 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

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

Contact communication@armfieldfarm.org