

Armfield Farm Connection

SUMMER 2013

President's Message



Happy Summer everyone! I really appreciate all of you who took the time to attend the annual meeting and/or return your proxy. We had a record number of proxies returned and met our quorum requirement with some room to spare.

Our capital repairs this year are well under way. The path along Lees Corner Road north of Springhaven Drive has been repaved and the new fence at the tennis courts is almost completely installed. We are still waiting on crack repairs and repainting at the two basketball courts on Beech Down Drive. We just received the draft

copy of our five year reserve study and I will post the final copy when it comes available in a couple of months.

We are looking for some new volunteers on our architectural review board. John Prowell, the current ARB chair, is moving and we are currently looking to fill his position. The ARB is a critical part of our community and helps to set and maintain the standards that keep our neighborhood looking great. If you are interested in joining the ARB please let me know.

We met with the Fairfax Storm Water Planning Division about the initial plans for retro fitting the large storm water pond at the corner of Beech Down and Bellerose Drives. We have placed a copy of the plans at the pool as well as on our website. We asked for some modifications to move the micro pools further from the homes on Beech Down and relocate the grass road pavers to limit their view from the road. We will post the updated plans when they become available.

Have a great summer and I hope to see many of you at the family pool party!

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

- 3, 6, 13 Home Swim Team Meets
- 20 Annual Pool Party, 4pm-8pm
- 20-21 DC Big Flea, Dulles Expo Center
- 21 Electronics Recycling,
I-66 Transfer Station, 10-3pm
- 25 HOA Meeting, Capitol Property Mgmt,
7pm

AUGUST

- 16-18 Int'l Gem & Jewelry Show, Dulles Expo Center
- 18 Electronics Recycling,
I-66 Transfer Station, 10-3pm
- 22 HOA Meeting, Capitol Property Mgmt,
7pm

SEPTEMBER

- 10 *Washington Post* Career Fair, Dulles Expo Center
- 20-22 Capital Home Show, Dulles Expo Center
- 21 Document Shredding,
Sully District Office, 8am-Noon
- 26 HOA Meeting, Capitol Property Mgmt,
7pm

Annual Pool Party - July 20th from 4–8pm

We will have a new DJ this year! And, to for those families who always miss the party due to the August timing, we are moving the date. Mark your calendars for July 20th, from 4 to 8 pm. It is earlier this year so we have more time for fun before the food arrives. We will have the ever-popular glitter tattoos, games, music and food!!!

Please sign up to help via the Facebook site or the SignUp Genius. Write to social@armfield.org for the link. There are jobs that can be done in advance (like ordering food) and many, many jobs to do during the party. I have set up one hour slots, so you can help out for a while and enjoy the party.

Spring Fling Recap

What a beautiful day we had!!! Enough cookies showed up for everyone to decorate and eat several :-). The face painter worked non-stop and some amazing designs were running around. The obstacle course was back, and kids ran through over and over. We even had a wonderful planting project where we planted marigold seeds in orange halves. I hope you brought some spring flowers home.

Even the playground had visitors, as people talked with neighbors and enjoyed the day.

Community Yard Sale

On June 1st, about a dozen 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 fourth centralized group sale to draw in potential buyers. Traffic and participation was down from last year so if you have suggestions on changes, please e-mail social@armfieldfarm.org so we can make next year a bigger success.



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Recent Home Sales (courtesy of Rosemary Graham)

Street	List Price	Sold Price	Subsidy *	Model	Closing Date
Brockmeyer	\$575,000	\$575,000	\$0	Belgrave	April 10th
Beech Down	\$409,900	\$415,000	\$0	Amherst	April 16th
Springhaven	\$479,900	\$479,900	\$10,000	Amherst	April 26th
Paoli	\$529,000	\$535,000	\$0	Amherst	April 29th
Angelica	\$599,800	\$599,800	\$0	Belgrave	June 14th

* Seller payment on behalf of the purchaser

Annual Meeting Recap

For those who weren't able to attend the HOA Annual Meeting on May 23rd, here are some of the important pieces of information you missed:

He gave an overview on the most recent session with special emphasis on the bi-partisan transportation plan and higher education funding.

Our keynote guest speaker was Delegate Tom Rust who represents the 86th House District in the Virginia General Assembly.

President Rob Shear gave a presentation on the State of the Association focusing on the

(Continued on page 8)

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

Community Connection

We are now up to 207 members on the Armfield Farm Facebook group.



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

Neighborhood Enhancement Partnership Program

For the past two years, Armfield Farm has been awarded grants through the Fairfax County NEPP. The \$8,700 received went to subsidize the replacement of various sections of walking paths to connect our community together.

As part of the Program, each awardee had to contribute community service hours. Thanks to a number of community clean ups over the past quarter, Armfield Farm was the first group completed for the year. Thanks to all those who assisted. Photos of our clean up events are below.



For this year, the Board will be submitting a proposal to replace one or more of the entrance monuments for our community to create a stronger identity. However, there are several ways to do this. Please complete the enclosed survey to help the Board implement our community's desires.



SCHEDULE

A Meets

June 22nd — Chase Club 270 - Stingrays 173

June 29th — Ashburn Farm 255 - Stingrays 182

July 6th — vs Arlington KOC

July 13th — vs Manorgate

July 20th — at Barrington

July 27th — Divisionals at

Chase Club

August 3rd — All Stars at

Countryside

B Meets

June 26th — vs Chantilly Highlands

July 3rd — vs Glen Cove

July 10th — at Franklin Farm

July 17th — at Franklin Glen

Saturday meets start at 8am

Wednesday meets start at 6pm



NEW ALL-WAY STOP SIGN
BEECH DOWN DRIVE & SPRINGHAVEN ROAD
BE ALERT!



Swimtastic Stingrays

Summer swim team started off with a splash after Memorial Day with daily afternoon practices. After the end of school, those same swimmers woke up early for morning practices, Time Trials, and the first league meet of the season on June 22nd. While the team came up short against Chase Club and Ashburn Farm, there have been 200 personal best times so far this season, showing all the hard work in the pool is paying off.

The team is over 125 swimmers this season, the largest number in several years. Word

of mouth and a strong recruiting effort lead to this growth, and we are happy to welcome many new families to the Stingray family.

Returning head coach Nawal Kassem is joined by co-head coach Alex Bekampis. Also returning are lead Jray Marra Sherrier, JRay Newton Himm and Jray Jake Tiss. New to the coaching team this year is Jray Vikram Iyer.

Other activities during the remainder of the season include a pep rally with a moon-bounce, King's Dominion CSL Day, Splash-down Waterpark, Friday night Pasta Parties, the IM Tough Meet, and the Relay Carnival.

We invite you to come out to cheer on the Stingrays at the pool during the remaining HOME meets on Wednesday, July 3; Saturday, July 6; and Saturday, July 13th. Get a burger or hotdog from the grill and enjoy the fun! If you think your child would like to join the swim team, or for up-to-date results on our season, please visit our website at: www.armfieldfarmswim.com.



Individual Event Winners at Chase Club:

Kenzie Conner - Girls Free 25M 8&U

Vivek Iyer - Boys Free 50M and Fly 25M 9-10

Alexandra King - Girls Fly 25M and IM 100M 9-10

Dennis Lai - Boys Back 50M 15-18

Andy Liang - Boys Free 25M and Back 25M 8&U

Benjamin Neubauer - Boys IM 100M 13-14

Edward Shen - Boys Free 50M, Back 50M, Fly 50M and IM 100M 11-12

Lucy Sherrier - Girls Back 25M and Fly 25M 8&U

Kaitlyn Tsai - Girls Back 50M and Breast 50M 9-10

Boys Free 200M Relay Mixed Age

Boys Medley 200M Relay 11-12

Girls Medley 100M Relay 8&U

Girls Medley 100M Relay 9-10

Individual Event Winners vs Ashburn Farm:

Solomon Blackmon - Boys Free 50M and Breast 50M 13-14

Noah Dantine - Boys IM 100M 11-12

Jade Howard - Girls Free 50M, Back 50M, Fly 25M and IM 100M 9-10

Kimberley Howard - Girls Free 25M, Back 25M, Fly 25M and IM 100M 8&U

Dennis Lai - Boys Back 50M, Breast 50M and Fly 50M 15-18

Andy Liang - Boys Free 25M 8&U

Michael Liang - Boys Back 25M 8&U

Nicole Mastracchio - Girls Free 50M, Back 50M and Fly 50M 15-18

Emma Rowson - Girls Free 50M and Fly 50M 11-12

Edward Shen - Boys Free 50M, Back 50M Fly and 50M 11-12

Sarah Yao - Girls Back 50M, Breast 50M and IM 100M 11-12

Boys Medley 200M Relay 13-14

Girls Medley 100M Relay 9-10

Girls Medley 200M Relay 15-18

Survey Directions

On the enclosed yellow page, you will find a survey that the Board of Directors are asking all residents 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. Please consider spending a few minutes to give the Board your opinions.

There are eight questions on this survey. The first asks about trash service. Our community is primarily served by two companies who have pickups on separate days. There is no weekday that does not include cans or bags on the side of the street. Some have asked to have the Board use the power of numbers to negotiate a single bulk price contract in order to reduce truck traffic and wear and tear on our streets. Others wish to maintain their chosen service due to disputes or displeasure with other companies. The Board wants to get a feel for the community's interest in this idea.

The second question will provide guidance on what to do with the land occupied by a merry-go-round / playground that needs to be removed as it is past its lifespan. This playground is located north of the Kew Garden and Brockmeyer Court entrances to the interior walking paths.

The third asks for your help in prioritizing future projects. There are varying costs to each of these projects so dependent on your feedback, multiple small projects or a singular large project may be addressed.

The fourth through seventh questions address our entrance signs and monuments. There are four entrances with three different names reflecting the legacy sub-divisions of our association. It has been a moderate priority, but been delayed in favor of more pressing needs. For this year, replacing these signs is the best fit for an available Fairfax County grant. The Board will be submitting a proposal to subsidize replacing one or more of the entrance monuments for our community to create a stronger identity. However, there are several options available and the Board would like input from all community members. For question six, here are four possible options of shape and style. If you have other suggestions please list the community and where we can find an example of the signage.

A:



B:



C:



D:



Once complete, you can mail the survey to our property management company by folding it in thirds. A 46¢ stamp is required. If you do not want to mail the survey, you may drop it off at the pool. Responses are requested by August 4th. Results will be published in the next newsletter. Thank you in advance.

Kids @ Work

Armfield Farm presents Kids @ Work — space for youth in high school or younger to promote their services within the neighborhood. Please e-mail communication@armfieldfarm.org to update your information and/or confirm your listing. The deadline for the Fall issue is September 10th. Our Facebook Group is also a resource for those wishing to advertise their entrepreneurial spirit.

Hilary Anderson (14)	703-478-0987	Babysitting; Pet Sitting
Anthony Berry (10)	703-657-2791	Pet Sitting/Walking; Yard/Housework; Helper
Dominic Berry (12)	703-657-2791	Pet Sitting/Walking; Yard/Housework; Helper
Juliana Berry (14)	703-657-2791	Babysitting*
Andrew DeLeon (16)	703-464-5192	Babysitting*; Pet Sitting/Walking; Yard Work
Michael DeLeon (14)	703-464-5192	Babysitting*; Pet Sitting/Walking; Yard Work
Heather Donnelly (13)	703-435-8278	Babysitting*; Pet Sitting/Walking; Helper
Shoshana Gordon (15)	703-709-8237	Babysitting*; Pet Sitting
Benjamin Jones (15)	703-435-2527	Pet Sitting; Yard Work
Samantha Jones (17)	703-435-2527	Babysitting; Pet Sitting
Michaela Lynch (10)	703-435-5120	Pet Sitting/Walking; House Sitting
Savannah Pettigrew (12)	703-220-3300	Babysitting; Pet Walking
Collin Reardon (16)	703-707-9317	Babysitting*; Pet Sitting/Walking
Nick Reardon (14)	703-707-9317	Babysitting*; Pet Sitting/Walking
Thomas Sherrier (14)	703-742-7748	Babysitting; Pet Sitting; Plant Sitting
Jack Thompson (14)	571-203-7997	Pet Sitting; Yard Work; Helper

* 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.

Pool Hours

Now to Aug 18th—11am-9pm

Aug 19th to Aug 31st—11am-8:30pm

Sept 1st—11am-6pm

Swim Team Use

Practices—4:15pm-6:30pm

Home Meets—July 3rd, 6th and 13th



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Annual Meeting Recap

(Continued from page 3)

capital improvements made in the community over recent years. A copy of the presentation with photos and costs of each project is available on the www.armfieldfarm.org website. This was the first meeting that we reached quorum before the meeting began due to online voting and mail in proxies.

Susan Hanson and Ken Liu were re-elected to three year terms on the Board of Directors.

Mark & Maureen Gill won the drawing for the \$50 Lowes Gift Card for those who attended and Gregory & Wanda Rixon won the drawing for those who sent in their votes ahead of time. Congratulations!

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

Gas Mantles



Some of the gas lamp posts in our neighborhood have one or more of the mantles missing. Our ARB guidelines require them both to be lit or the light be converted to electricity with a sensor to turn it on automatically at night. In order to help residents obtain the mantles, we have purchased a stock of them and our management company will resell them at cost. You can pick them up for \$6 (checks only)

Virginia State Democratic Primary



With the Republican Party either selecting their candidates by convention or being unopposed, the Democratic Party primary was the only election held this past quarter covering our community. Turnout for our precinct was 2.8%. The votes cast in our precinct (Lees Corner #1) were:

Lieutenant Governor

Ralph S. Northam	21
Aneesh Chopra	32

Attorney General

Mark R. Herring	25
Justin E. Fairfax	27

House of Delegates, 86th District

Jennifer B. Boysko	22
Herbert C. Kemp	28

Once all the votes were tallied, Northam, Herring, and Boysko won their respective races. An election guide covering the November races and local referendums will be posted in the next newsletter.



Timber Run @ EDS - New Development

Last Fall, we advised that there would be construction starting on a new development between Wall Road and EDS Drive along Centreville Road. This past month, heavy equipment has taken down the trees at the end of Wall Road to relocate the ball fields currently occupying the land where the housing/commercial development will be. Expect once that the grading work to make the fields play ready, that work will then take place on the other phases of the project.

Dulles Discovery

As you have likely seen along Centreville Road, the construction on the third large office building has made great progress. The stone façade is now being lifted to cover the support structure of this building and the frame work of a smaller fourth building is being erected.



We reported in the Spring 2012 edition that the next building was slated to open in June 2014. In addition to the office construction, in June 2013, the County approved a private overpass to cross Wall Road to connect the two secure compounds being occupied by a large government agency. A timeframe for the construction or impact on those using Wall Road/Air & Space Museum Parkway to Route 28 has not yet been released.

Centreville Road

The HOA is still working to improve the intersection of Armfield Farm Road and Centreville Road. While efforts to put signage on the light pole has not been successful, the County is investigating whether light timing could improve safety and traffic flow.

Additionally, due to a suggestion by an Armfield Farm resident, VDOT will be addressing the Centreville Road entrance to Sully Plaza with painted arrows and signage. The entrance has been a source of concern as it is unclear that the northbound lane does not continue to Metrotech Drive. The schedule for this is pending.



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Facebook: [Tom Rust](https://www.facebook.com/TomRust)

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Storm Water Pond Retrofit

As was noted in the last issue, the HOA Board of Directors after hearing community input via a survey of affected residents voted to continue the process to retrofit the storm water pond near Belle-rose and Beech Down Drives. The County provided initial engineering drawings that were posted in early-May for resident review and were brought in hard copy to the annual meeting. These copies are now at the pool.



During the June Board meeting, the HOA requested changes affecting the location of some of the pools closest to residents and the maintenance access road to the outflow pipeline to be less impacting and use our existing pathways versus building a parallel route.

Suggestions on this or any other effort are always welcome to president@armfieldfarm.org. The construction schedule is still to be determined based on the County budget.

Yard Waste



Starting in May there has been an increased effort to reduce the instances where grass clipping bags are left on the curb for days before being picked up. Initially, there were between 40-50 homes every week not in compliance with the architectural guidelines in this area. Recent weeks have seen that number drop to between 8-20 homes. Thank you to all residents for their efforts, coordination with lawn service companies, and addressing this concern with your neighbors.

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Poison Control 800-222-1222
National Weather Service
703-652-1210
Virginia Dept of Transportation
800-FOR-ROAD (800-367-7623)
Mental Health 703-573-5679
Basic Needs 703-222-0880
Adult Protective Services
703-324-7450
Child Protective Services
703-324-7400
Red Cross 703-584-8700

Utilities

Washington Gas 703-750-1400
Dominion Virginia Power
866-DOM-HELP (866-366-4357)
Fairfax Water 703-698-5800
Storm Flooding 703-877-2800
Sanitary Sewer Flooding, Breaks, Back-Ups
703-323-1211
Cox Cable 703-378-8422
Comcast
800-COMCAST (800-266-2278)
Verizon 888-553-1555
American Trash 703-368-0500
AAA Trash 703-818-8222

Schools

Lees Corner Elementary 703-227-3500
Franklin Middle 703-904-5100
Chantilly High 703-222-8100

Government Services

Fairfax County
703-FAIRFAX (703-324-7329)
Tax Administration 703-222-8234
Construction Permits 703-222-0801
District & Circuit Courts 703-691-7320
Juvenile/Domestic Relations Court
703-246-3367
Voter Services/Office of Elections
703-222-0766
Board of Supervisors 703-324-3151
Sully District, Michael Frey
703-814-7100
86th State House District, Tom Rust
703-437-9400
32nd State Senate District, Janet Howell
703-709-8283
10th US Congressional District, Frank Wolf
703-709-5800
US Senator, Mark Warner
703-442-0670
US Senator, Tim Kaine 202-224-4024

Homeowners Association

Capitol Property Management
703-707-6404

Board of Directors:

President

Rob Shear
president@armfieldfarm.org

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vicepresident@armfieldfarm.org

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treasurer@armfieldfarm.org

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Capitol Property Mgmt

Manager

Dan Gordon
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Architectural Review Board

John Prowell
arb@armfieldfarm.org

Social

Kay Shear
social@armfieldfarm.org

Communications

Michael Hanson
communication
@armfieldfarm.org

Website

www.armfieldfarm.org

Neighborhood Activities

On our Facebook page, your friends and neighbors have self organized a number of different events and interest organizations over the past year. Last summer there were pickup games of basketball and volleyball. This year, we have seen a book club already on their third novel and a fitness boot camp get underway. If you have interest in any of these socially focused activities, but are not getting the Facebook discussion, you are always welcome to contact social@armfieldfarm.org to get connected to the organizers.

Our community works best when more people get involved. Let's get to know each other this summer and have a great time in the warm weather.

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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

Armfield Farm Resident Survey

The Armfield Farm Homeowners Association Board of Directors is asking for your input. Please take a moment of your time to provide your thoughts on how to make the community a better place. Directions can be found on page 6 of the *Armfield Farm Connection*, Summer 2013 newsletter. Answers are requested by August 4th and can be sent via mail or dropped in a collection box at the pool.

1. Should the HOA Board consider contracting for residential trash pickup with a single contract with a single company for all homes for a potentially reduced rate to be incorporated into HOA dues?

Yes

No

2. The playground in the interior of the community, north of Kew Garden Court, is beyond its lifespan and will need to be torn down. What, if anything, should go in its place? Make only one selection.

☐ Replacement playground

☐ Covered seating/picnic area

☐ Nothing, let nature reclaim the grounds

☐ No opinion/Do not intend to use this area

☐ Other _____

3. Please prioritize the following improvements/repairs to community assets in your opinion. Rank as many as are of interest.

Place a 1 by your first choice, 2 by your second choice, and 3 by your third choice, etc.

☐ Additional Shade at Swimming Pool

☐ Pool Furniture

☐ Resurface Walking Paths (Interior)

☐ Resurface Walking Paths (Cain Branch)

☐ Replace Basketball Court Fencing

☐ Replace Basketball Backboards/Nets

☐ Tennis Court Lighting

☐ Bokel Drive Wishing Well

☐ Other _____

☐ Other _____

4. When the entrance signs/monuments are replaced and if they can not all be done at once, what order should they be done? Place a 1 by your first choice, 2 by your second choice, and 3 by your third choice, etc. (Current name in parenthesis)

☐ Armfield Farm/Centreville (Saville Chase)

☐ Springhaven/Lees Corner (Lees Crossing)

☐ Bellerose/Lees Corner (Armfield Farm)

☐ Bokel/Lees Corner (Lees Crossing)

5. When the entrance signs/monuments are replaced, should they have the same color scheme, logo, and branding?

Yes

No

6. If you answered 'Yes' to #5, what colors and/or theme would you like to see?

7. When the entrance signs/monuments are replaced what example style on the instruction page do you most prefer? Place a 1 by your first choice, 2 by your second choice, and 3 by your third choice, etc. or list another location with possible styles.

☐ A

☐ B

☐ C

☐ D

OTHER _____

8. To ensure all areas of the community are represented but to maintain some level of anonymity, please only provide the first three numbers and first three letters of your address. For example: 3567 Armfield Farm Drive would be 356ARM.

TAPE CLOSED

FOLD HERE

PLACE
STAMP
HERE

Armfield Farm Homeowners Association
c/o Capitol Property Management
3914 Centreville Road, Suite 300
Chantilly, VA 20151

Attn: Dan Gordon

FOLD HERE