

Armfield Farm Connection

SUMMER 2016

From the President...



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 124 proxies returned and met our quorum requirement with lots of room to spare. This was the second year in a row we had a contested election. I want to thank all three candidates who ran for office. Susan Hanson and Reghu Gopinathan were elected to a three-year term.

We have already completed most of our major capital improvements and upgrades projects this summer. The new chairs have finally arrived at the pool after the first set were delivered in the wrong style and the tennis courts have been repaired and repainted. We will be finalizing the plans for the concrete replacement and expansion at the pool house this fall for installation after next pool season. And supported by the feedback in last issue's survey, we are perhaps going to be adding in a water slide in the deep end as part of this project. More to come.

Please make sure you keep your gas lamps lit or replace them with electric models. A recent review showed a large number not working. As we don't have County streetlights in those sections, working lamps help with area safety and security.

I hope everyone has a great summer and I look forward to seeing 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

THURSDAY FARMERS MARKETS

Old Town Herndon, 8a-12:30pm
Fairfax County Government Center, 3-7pm
St. Veronica Catholic Church, 3pm

JULY

6, 9, 16, 20 Home Swim Team Meets
21 HOA Meeting, Capitol Property Mgmt, 7pm

AUGUST

13 Annual Pool Party
25 HOA Meeting, Capitol Property Mgmt, 7pm

SEPTEMBER

22 HOA Meeting, Capitol Property Mgmt, 7pm

From the Editor...

With regret, I announce that this is my 28th and last Armfield Farm Connection that I will be editing for our neighborhood. While our family will continue to be owners in Armfield Farm, work will relocate us for a few years so I won't be able to sense the pulse of the community necessary to do this role.

In 2009, I asked how I could get more involved with the community and Rob Shear offered this opportunity. Since then, and greatly aided by social media, the HOA Board put together a strategy to connect owners and residents to the association, each other, and the community at large. Currently we have over 400 people connected via our Facebook site, a Twitter account beginning to take stride, and a refreshed webpage coming on line.

So the HOA Board is looking for a new Communications Committee chair to compose the newsletter, be engaged with County and Sully organizations, and use social media/website to disseminate information to a broad audience. If you are interested, please contact Rob at president@armfieldfarm.org to learn more.

Best wishes,
Michael Hanson

Social Committee Update

Save the Date

**Armfield Farm's
Annual Pool Party**

**Saturday,
August 13th**





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Recent Home Sales (courtesy of Rosemary Graham)

Street	Sold Price	Subsidy*	Model	Date of Sale
Dittany Ct	\$439,900	\$0	Dover	April 27, 2016
Beech Down Dr	\$539,000	\$0	Devonshire	June 6, 2016
Armfield Farm Dr	\$565,000	\$5,000	Falmouth	June 20, 2016

* Seller payment on behalf of the purchaser

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www.armfieldfarm.org

Swimtastic Stingrays

Armfield Farm is off to a hot and fast start to the season winning their first meet against the Chase Club Sharks. Congratulations to event winners: Anya Blinova, Hailey Choi, Emma Cigna, Logan Earle, Samuel Earle, Dennis Lai, Cameron Lai-Harris, Kassy Lai-Harris, Koryn Lai-Harris, Caelyn Les, David Li, Yoseph Mak, Antonio Nadal, Benjamin Neubauer, Nick Nguyen, Druv Pabba, Emma-Rowson, Haitham Sakallah, Caitlin Sims, Walter Tiss, Ty Ton, Kaitlyn Tsai, and Jason Xin.

Expect that there will be parking impacts at the home meets on July 6th, 9th, 16th, and 20th. For those without swimmers in the meet, we encourage our residents to support your Stingrays, enjoy some concessions, and learn a little bit about the swim league. Perhaps your children will be interested in participating in the future. Saturday meets should be over at 11am or just shortly afterward. Weekday meets will close the pool for the evening.



SCHEDULE

June 25th — Armfield Farm 268.5, Chase Club 171.5

June 29th — at Barrington

July 2nd — at Ashburn Farm

July 6th — vs Chantilly National

July 9th—vs Sugarland Run

July 13th — at South Riding

July 16th — vs Franklin Glen

July 17th—Relay Carnival at Sugarland Run

July 20th — vs Franklin Farm

July 23rd — at Chantilly Highlands

July 30th — Divisionals

August 6th — All Stars

Saturday meets start at 8am

Weekday meets start at 6pm

Pool Hours

Now to Aug 15th — 11am-9pm

Aug 16th to Sept 4th — 11am-8:30pm

Sept 5th — 11am-5pm, END OF SEASON

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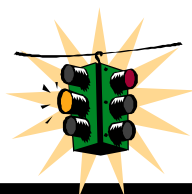
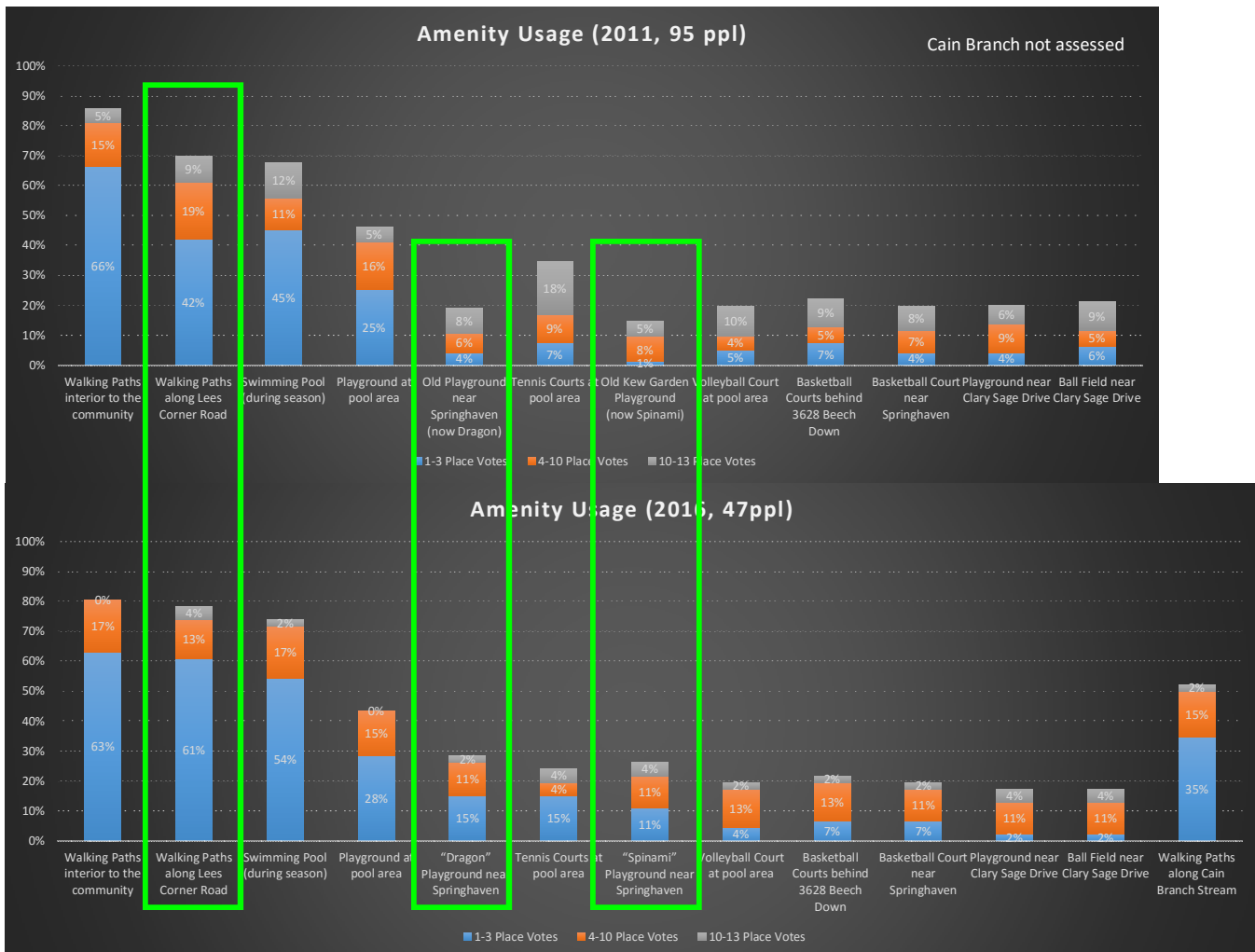
Survey Results

Thank you to everyone who returned a survey this year. We had a 10% response rate (47 homes). The most interesting results from the survey is how our major investments in the walking paths and two playground revitalizations have noticeably improved their utilization. The charts below show the before and after results.

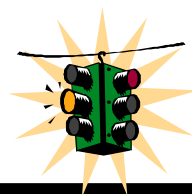
We had several surveys with feedback and requests for tree maintenance. After the rains in April and the Annual Meeting in May, the board was able to contract out (in June) \$25K in tree and debris removal around the community. This amounts to a total of 73 trees, so thank you for your patience.

The pool upgrades question (chart shown on page 12) had no clear winning ideas, so the board will table the ideas for now. They will be revisited as decisions are made for the pool decking replacement in 2017-2018.

(continued on page 12)



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



Capital Improvements in Armfield Farm

This year has been focused on the pool area with new tables, umbrellas, chairs, sinks, countertops, restroom tiling, and restroom lighting. Additionally, the volleyball court and tennis courts have been resurfaced and repaired. The HOA Board goes through extensive efforts to balance the community interests (per your previous survey responses and direct feedback), competitive bids, and seeking the best value in using your assessment fees.



HOA Board Policy on Personal Vaporizers at Pool

In response to resident concerns, the HOA Board decided at their June meeting to amend the pool rules to prohibit personal vaporizers and e-cigarettes within the pool area. While vaping may not necessarily equate to smoking, a significant number of these products include stimulants which its use is already prohibited by existing pool rules. Additionally, changes in prevailing winds may blow secondhand vapor and associated aromas in the vicinity of other patrons affecting the quality of their enjoyment. If you have any questions or concerns, please contact Dan at management@armfieldfarm.org or at 703-707-6404.

Annual Meeting

On May 25th, the Armfield Farm HOA held its annual meeting at Franklin Middle School. Virginia House of Delegates Representative Jennifer Boysko was the guest speaker and provided an overview of the General Assembly session in Richmond which brought to light a number of transportation, education, budget, and property management issues that affect our residents. President Rob Shear provided an overview of the capital improvements made in the past year (see page 6) and held a dialogue with attendees on topics of concern like use of the tennis courts (see page 10). In the election for Board members, Susan Hanson was re-elected for a three year term and Reghu Gopinathan was elected to succeed Ken Liu. We wish Susan, Reghu, and Ken all the best.

A Safer Place for Face-to-Face Purchase Exchanges

Online purchases are a part of modern society. While many items are shipped to consumers' homes, other purchases require a face-to-face meeting. This can put consumers in a vulnerable position and create opportunities for criminals. Unfortunately, police respond to numerous reports of robberies, assaults and thefts throughout the year as people who just want to buy an item for a little less become unsuspecting victims.

Due to the risks associated with meeting strangers in unfamiliar places, police have shared a number of safety tips with potential buyers to help them protect themselves and reduce the chances of being victimized, but a recent nationwide trend takes it one step further: create an "exchange zone" directly in front of police and government facilities.



On Monday, June 27, the Sully District Police Station rolled out the county's Exchange Zone program pilot. Two parking spaces directly in front of the government building at 4900 Stonecroft Boulevard will be designated and reserved for buyers and sellers who need to meet face-to-face to complete a sales transaction initiated on popular online websites such as craigslist or eBay. The spaces will be identified through posted signs and pavement markings. The lot is already under 24-7 video monitoring. It is the hope of the police department that the location and surveillance will increase buyers' and sellers' safety and promote safer and less fraudulent exchanges.

Police Blotter

In early March, the Spanami playground at the southwest corner of Beech Down and Springhaven Drives was tagged with blue and white spray painted graffiti. It resulted in a clean-up cost out of the Association budget. Similar events were also noted in other area developments. If you have any information on these events, please contact Fairfax County police at 703-691-2131.

Helpful Numbers

Emergency Numbers

Public Safety Non-Emergency
703-691-2131
Emergency Information 703-817-7771
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
Sully District School Board Rep, Tom Wilson
571-423-1085

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, Kathy Smith
703-814-7100
86th State House District, Jennifer Boysko
703-437-0086
32nd State Senate District, Janet Howell
703-709-8283
10th US Congressional District, Barbara Comstock
703-404-6903
US Senator, Mark Warner
703-442-0670
US Senator, Tim Kaine 703-361-3192

Homeowners Association

Capitol Property Management
703-707-6404

What is the cheapest, single thing that
you can do to help your home value?

**Please only put out your garbage cans
and yard waste on collection night.**



Visible trash cans and lawn bags are a necessary occurrence on collection days, but an eyesore at other times. Neighborhood appearance can affect sale prices which will be future comparative values.

Your assistance is greatly appreciated.



Water Line Insurance

Another neighbor met with the unexpected issue of having the water line that goes from the street to his house fail. Did you know that the line is the homeowner's responsibility? Repairs can run in excess of \$6,000. Homeowners insurance is unlikely to cover this expense. However, Dominion Power does have a separate insurance that you can add to your bill for just a few dollars a month. To contact them, call 1-866-DOM-HELP.

See Something? Say it!

Thanks to the resident that advised of holes in the pavement along the Cain Branch pathway. The HOA filled them with gravel as a short term fix until construction bids can come in. If you see a concern, let the Board know.



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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 Summer issue is June 10th. Our Facebook Group is also a resource for those wishing to advertise their entrepreneurial spirit.

Sriram Basavaraju (12)	703-689-0471	Pet walking
Sriya Basavaraju (14)	703-689-0471	Pet walking; Tutoring; Data entry
Anthony Berry (13)	703-657-2791	Babysitting; Pet Sitting/Walking; Yard work
Dominic Berry (15)	703-657-2791	Babysitting; Pet Sitting/Walking; Yard work
David DeLeon (13)	703-464-5192	Pet Sitting/Walking; Leaf pickup
Michael DeLeon (17)	703-464-5192	Pet Sitting/Walking; Leaf pickup; Lawn mowing
Mary-Kathryn Dodson (12)	571-203-9620	Pet sitting
Heather Donnelly (16)	703-731-2866	Babysitting*; Pet Sitting
Garrett Johnson (17)	703-881-6316	Yard work (Mowing, raking, weeding, mulching)
James Johnson (14)	703-881-6316	Yard work (Mowing, raking, weeding, mulching)
Lauren Johnson (15)	703-881-6316	Babysitting; Household chores
Benita Luke (16)	703-785-6348	Tutoring (Math, Science, English, Spanish)
Emma Rawson (14)	802-922-4372	Babysitting; Swim Lessons
Mary-Jean Rawson (14)	703-964-6050	Babysitting
Molly Shear (12)	703-796-0556	Cat sitting
Colby Simoneau (13)	703-328-4868	Pet Sitting/Walking; Leaf pickup; Lawn mowing

* 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.

HOA Develops New Tennis Court Use Policy

The HOA Board approved a new policy restricting lessons at the tennis courts in an effort to balance recreational play availability that has been diminished over the past few months. The Board directed: 1) Lessons may only be provided to Armfield Farm homeowners, residents, or summer pool pass holders. 2) A lesson may have no more than two students. 3) Only one court can be used for lessons. The other court must remain available for recreational play. 4) People receiving lessons must adhere to court turnover rules. 5) Instructors cannot hold a court if the students are not present and recreational players are waiting. 6) No paid lessons are allowed before 1pm on Saturday and Sunday.

The Board will monitor these rules over the next few months and may modify based upon additional feedback. Comments can be provided to Dan at management@armfieldfarm.org or to Rob at president@armfieldfarm.org.

Architectural Enforcement Procedures

One of the least enjoyed duties of the HOA Board is to enforce the architectural rules against fellow homeowners. However, while it is not enjoyed, it is very necessary to protect all area home values from degradation due to individual actions. During last newsletter's survey, there were multiple calls for additional enforcement of the rules to ensure upkeep of everyone's property. In response, the HOA Board conducted a neighborhood review of all homes and identified 88 homes that had some violation. 47 homes had non-functioning gas mantles. The next greatest areas of concern were trash cans or yard bags visible on non-collection days, dead trees or stumps needing removal, commercial vehicles parked in the driveway, and trees/shrubs blocking sidewalks.

To enforce these guidelines, the HOA management company will send one or two advisory letters with the goal that the issue can be corrected quickly with the homeowner's attention. If those notices are not responded to, the HOA Board will send an invitation via certified mail to the homeowner inviting them to a Board meeting to discuss the issue. Should an arrangement to resolve the issue not be made, the Board may assess a fine of \$10-50 per day depending upon the type of violation up to a cap. If the assessment is not paid, the Board may consider collection, garnishment, and civil legal action and in the rarest of cases, the Board does have the authority to initiate foreclosure of a home to collect an assessment.

If you have concerns about properties in the community that may have an architectural violation that should be investigated, please contact Dan at management@armfieldfarm.org or 703-707-6404; Rob at president@armfieldfarm.org; or Eric at arb@armfieldfarm.org.

Gas Mantles

As the daylight now gets shorter, it's important to check that your lamp posts are functioning correctly. Many 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. Please bring a check to Capital Property Management at 3914 Centreville Road made out to Armfield Farm HOA for \$6.00 as they do not accept cash or credit cards at the office. They are open Monday - Friday 9:00am to 5:00pm.

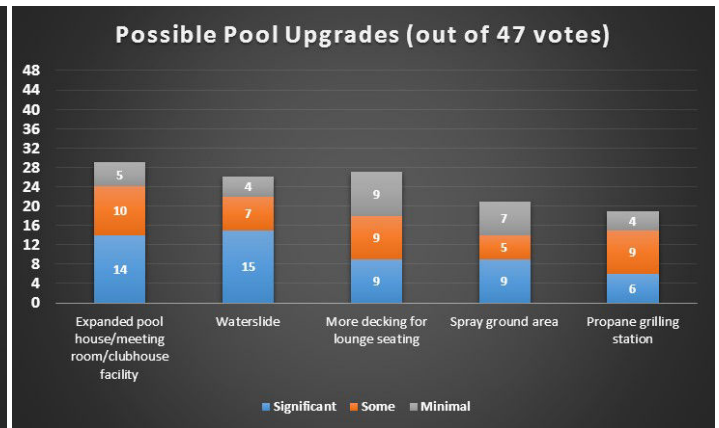
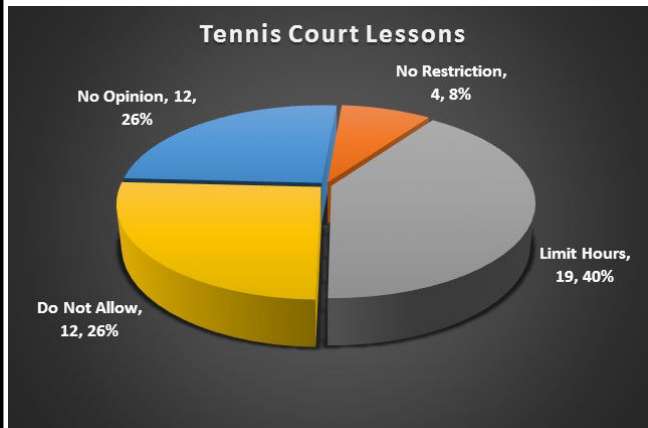
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Survey Results Continued



Based in the survey question regarding paid lessons at the tennis court, the board is taking a phased approach with the new set of tennis instruction resolutions (see page 10). Our intent is to find a balanced solution and avoid any possible liabilities that come with collecting fees. The board will monitor the feedback and see if further action needs to be taken.

The open ended questions yielded the following comments that the board will take into consideration and begin to reach out for volunteers:

Community improvement / enhancement requests

- Additional landscaping (using native plants)
- More frequent mowing and clearing of sidewalk debris
- Increase days holiday decorations may be displayed
- Improved access to HOA information and ARB process
- Replace basket ball backstops
- Tennis court lighting
- Bokel paths repair
- Dog park
- Dog waste bag stations
- New pool house floors
- Improved drainage at "Dragon"
- Two annual community meetings

Top issues:

- 33% want fellow homeowners to take better care of their homes
- 20% want to enact a no parking on the street policy
- 10% want dues to stay flat or go down

Top likes about Armfield:

- 70% liked the friendly neighborhoods & community feel
- 36% liked the walking paths and amenities
- 27% liked the location
- 21% highlighted the HOA volunteers

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Traffic Calming Efforts Need Volunteers

As some of you know the Board have been working with Sully District Supervisors office over the past four years in the traffic calming efforts for our community. Last summer the HOA requested a third traffic study to be conducted in our community at Springhaven, Beech Down and Armfield Farm Drives. The results of the 3rd study conducted December 9, 2015 showed that only Springhaven and Beech Down Drives qualify based on speed and traffic for the Residential Traffic Administration Program (R-TAP) or traffic calming. There is not enough distance to place another device between intersections with stop signs (at Lees Corner and at Beech Down) so this means that Beech Down is currently the only street qualifying for either speed bumps/humps or speed tables.

That said this being the third traffic study with essentially the same results. The HOA is allowing the traffic calming efforts to move forward. While the end goal is to allow the community members to cast their votes, there is a process VDOT and FCDOT along with District Supervisors office have put in place to allow us to get to the balloting of you, the community member.

These steps are as follow:

- 1) Initiate Study (completed)
- 2) Traffic Count and Speed Study (completed)
- 3) Conceptual Plan Development (Next Step)
- 4) Community Meeting
- 5) Community Vote
- 6) Fairfax County Board of Supervisors Endorsement

The process by no means is quick and will take time, and a lot of effort. This is where you come in. We have completed steps one and two, however in order to move forward with step three the community needs to establish a "Traffic Calming Task Force" (TCTF) to meet with District Supervisor, VDOT and FCDOT where we will learn more about the planning, impact, design and criteria necessary to move forward to steps four through six.

So this is where you come in. Many of you have expressed your concerns over traffic, and an interest in further traffic calming. The HOA is seeking volunteers for the TCTF. As per District Supervisors office we need at least five community members for the task force. However, from lessons learned on another traffic calming effort (four way stop sign) the HOA knows firsthand that having at least 10 community members on this effort will make this process more efficient, and ultimately more effective.

If you are willing and able to be a member of the TCTF email Galileo Lopez at vicepresident@armfieldfarm.org.

April Social Committee Events

On April 16th, the HOA hosted its annual garage sale, a bit earlier in the year based on community feedback. There were over a dozen homes that participated and for those who didn't sell out their selection, a truck from National Children's Center helped to take tax deductible donations. If you made a donation and still need a receipt, contact Susan at treasurer@armfieldfarm.org.



On April 23rd, the HOA sponsored a community cleanup day with support from the Alice Ferguson Foundation as part of the 28th Annual Potomac Watershed Cleanup. Thirteen volunteers from age four to adult helped clear 142 pounds of trash from Lees Corner Road, the Cain Branch stream, and Centreville Road on a rainy Saturday morning. This was a messy effort and the HOA extends its extreme thanks to all who helped.

New Website Coming Online

Coming soon!
The Armfield Farm website is under going a major upgrade in presentation and content as we change hosting companies. Thank you to Galileo Lopez for spearheading this effort.

Armfield Farm

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Welcome to Armfield Farm. If you lived here, you'd be home!

Welcome to Armfield Farm

The best kept secret in Northern Virginia

Armfield Farm is a community of 470 homes located in western Fairfax County. Our neighborhood is situated between Centreville Road and Lees Corner Road, just north of Route 50. Armfield Farm is accessible through one entrance off Centreville Road and three entrances along Lees Corner Road.

1

Fantastic Amenities
 Pool, Four Playgrounds, Two Basketball Courts, Tennis Courts, Volley Ball Court, Soccer/Softball/Baseball Fields, Walking/Biking Trails and much more...

2

Sense of Community
 A family friendly and welcoming community where neighbors help neighbors and lasting friendships are created...

3

Great Schools
 Armfield Farm feeds into three of the best rated public schools in Fairfax County...
 Lees Corner Elementary School
 Franklin Farm Middle School
 Chantilly High School

I love the fact that we are always, very actively, doing something as a community such as Halloween party, pool party, etc

— Justin Sungjae Lee

Flat Neighborhood Roads, But Asphalt Drips Elsewhere

In early April, Armfield Farm received newly paved roads, a project that had been in process for multiple years. Unfortunately, during the paving, one of the contractors' trucks dripped a significant quantity of asphalt on Lees Corner and Centreville Roads. Later that month, Delegate Boysko provided a letter to the HOA [excerpted below] that she received from the VDOT project manager.

"We are aware of the issue with Virginia Paving tracking tack coat and millings onto Lee Corner's Road. This has been an ongoing issue for several weeks. Virginia Paving has performed several clean-up operations in the last two weeks to remove stray tack coat from Lee Corner. The most recent clean-up effort occurred on last Friday 4/22/16. I spoke with the Foreman for the crews for the Loudoun Plant on 4/22/16 regarding the issue and he agreed to increase the sweeping efforts as well.

"On 4/15/16 I had an extended conversation with Virginia Paving's Project Manager, Rob McKeever. He acknowledged the problem and indicated that Virginia paving was planning to switch to non-tracking tack coat as soon as possible, but mentioned that the non-tracking tack coat was not currently available from their supplier, and probably wouldn't be until around 4/25/16. Spec doesn't require non-tracking tack coat be used until 5/1/16, but VA paving agreed to use it at their own expense as soon it became available.

"The tracking problem is particularly bad at the intersection of Lees Corner and Centerville Road. At that location trucks with tack and millings on their tires sit at the light, and when they accelerate from a stop, the tack transfers from the tires to the pavement. VA Paving has attempted to clean this up, but it is problematic because 1) tack has transferred onto the paving markings, and 2) this is a high volume intersection, and any lane closure to perform clean-up greatly impacts traffic. The plan at that intersection was to perform spot clean-ups as possible, and then have VA paving replace the paving markings, and thoroughly clean the intersection once all the paving in the neighborhoods adjacent to Lees Corner Rd is complete.

"VA Paving has agreed to increase the frequency of sweeping. They will also increase the holding temperature of the tack to the upper end of the manufacturer's recommended range with the hope that it will break faster. They have also been directed to keep their equipment off the tacked pavement until the tack breaks. As previously stated they will also switch to trackless tack coat as soon as it is available and no later than the required date of 5/1/16. These efforts combined with ongoing removal of stray tack will hopefully minimize the problem. In any case, VA Paving will be required to thoroughly clean Lees Corner and Centerville Rd once work is complete, and before the contractual completion date of 7/31/16.



VDOT NOVA, Assistant Transportation & Land Use Director, Fairfax & Arlington Counties

Board of Directors:

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president@armfieldfarm.org

Vice-President

Galileo Lopez
vicepresident@armfieldfarm.org

Treasurer

Susan Hanson
treasurer@armfieldfarm.org

Secretary

Reghu Gopinathan
secretary@armfieldfarm.org

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atlarge@armfieldfarm.org

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dgordon@capitolcorp.com

Architectural Review

Eric Spradlin
arb@armfieldfarm.org

Social

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social@armfieldfarm.org

Communications

Michael Hanson
communication
@armfieldfarm.org

Website

www.armfieldfarm.org

Meet Reghu, New Board Member

At the May annual meeting, the community elected Reghu Gopinathan to serve on the Association Board of Directors. Reghu has lived in the community since 2005 with his wife, Sheela. They have two daughters who grew up in this community. The oldest daughter went to Chantilly High and graduated from UVA, and the second daughter went to Thomas Jefferson High and is a Junior in University of Illinois. Reghu did his Master of Science from UVA, and works for a company supporting Federal customers. Sheela is a teacher in Prince William County. Reghu enjoys running, hiking, biking and photography.

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Chantilly Office: 703-810-8424 ~ TimMurray@MurrayFinancial.com

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@armfield.org

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

Contact communication@armfieldfarm.org