

ARMFIELD

ADVOCATED

A Newsletter for the Armfield Farm Community in Chantilly, Virginia
Spring 2003

LETTER FROM THE PRESIDENT



I would like to invite you to the Armfield Homeowners Association Annual Meeting on Tuesday, June 3rd at 7:00 pm at Franklin Middle School. Sign-in starts at 6:30 pm. Win a door prize, schmooze, tell us what's on your mind, elect new Directors for the Board and hear what is happening in the Sully District.

Sully District Supervisor Michael Frey(R) will be our guest speaker. He will update us on current activities that directly affect you and this community. He has specifically been asked to address traffic issues related to the Smithsonian project, the latest plans for Centreville Road and development at the intersection of Routes 50 and 28. I strongly urge you to attend our Annual Meeting, ask a question of your locally elected official and receive a personal and direct response.

Two Board members' terms expire this year. Marieann Machida has decided not to run for re-election and the Board extends a heart-felt thanks to Marieann for her time, effort and contributions over the past few years. My term also expires and I plan to seek re-election. It has been an honor, a pleasure and very satisfying serving on the Board and contributing to the livelihood of Armfield.

If anyone has an interest in serving and representing Armfield on the Board of Directors, please contact Michael Meagher of Armstrong Management Services at 703-385-1133, ext. 3268 for further information. Elections will be held and results announced at the Annual Meeting.

You will receive voting information and proxies prior to the Annual Meeting. Our association by-laws require that we achieve a 25% quorum for the Annual Meeting to be held. If a quorum is not reached, we will have to go to the trouble and expense of scheduling another meeting at a later date. If you cannot attend, please mail your proxy to Michael at Armstrong as a matter of urgency.

Please help us to help you continue to make this neighborhood a great community for our families by contributing in a meaningful way. I look forward to seeing you at our Annual Meeting and around the neighborhood!

By the way, the door prizes this year are two \$50 gift certificates to Home Depot. Just in time for summer projects!

ARMFIELD YOUTH AT WORK

Need a babysitter? Someone to cut the grass? Mother's helper? Turn to page 3 for the latest information on the Armfield Farms YOUTH AT WORK program.

Welcome to Armfield

Please take a minute to welcome our new neighbors. In 2002, thirty-four of the 470 homes in Armfield changed owners, truly a robust and healthy market. Please make our new neighbors welcome and feel at home by stopping by and introducing yourself.

A homemade cake on move-in day is always a wonderful treat! If its too late for that, stop and say "Hi" when you are out working in the yard. It not only makes the community feel more friendly, it creates a connection if you later need to bring up an "issue" of concern. Recent property transfers:

13505 Leith Court	\$330,000
13422 Leith Court	\$200,000
13618 Old Chatwood Place	\$370,000

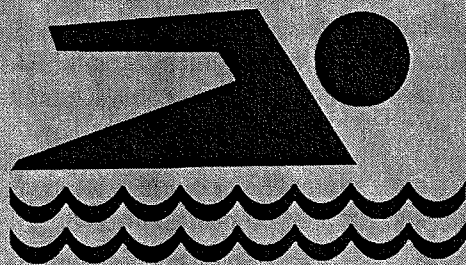
Swim Team

by Ellen Smyth

Swimmers, step up! Winter is over and spring is here!! This means an exciting swim season is around the corner.....The early mornings, the great bagels, donuts, eggs and coffee, the crowds and kibitzing, the determination of our children and the thrill of competition, the suspense, the cheering and fond family memories.

Registration will be at the pool on Sunday, May 4th and Saturday May 10th from 1pm - 3pm. Parents, there are positions available for you to get involved with your swimmers team. Please contact Ellen Smyth at 703-471-9324 for further information.

Go Stingrays !!!!!!!!!!!!!



CONTACTS

BOARD MEMBERS

President

Dan Gordon
703-709-8237

Vice President

Dennis Kazuba
703-904-0845

Treasurer

Charlie Dutton
703-787-8324

Secretary

Marieann Machida
703-708-7194

Member-at-Large

Paul Malherek
703-481-8188

Social Committee

Peggy Cook
703-318-7261

Kim Reardon
703-707-9317

Architectural Review Committee

Marge Goldman
703-435-2391

Swim Team

Ellen Smyth
703-471-9324

COMMUNITY MANAGER

Michael Meagher
Armstrong Management Services, Inc.
3959 Pender Drive, Suite 205
Fairfax VA 22030
Voice 703-385-1133 ext. 3268
Fax 703-591-5785
Email: mmeagher@armstrong.net

OUTSIDE POOL MEMBERSHIPS

The community has always benefited by the income generated by families who do not live in the community, but pay an annual membership fee to use the pool. Pool memberships for non-Armfield residents will be very limited this year. With the new houses at Chantilly Green and returning members from last year, the quota will fill up fast.

If you know a friend, family member or colleague who would like to be considered for membership, please have them send an email with their name, address and phone numbers to: mmeagher@armstrong.net. "Armfield Pool Membership" should be the subject line. We will mail out the information and registration form. The cost is \$395 for a family.

ARMFIELD

Youth at Work

I would love to have a few baby-sitters to call. I need someone to cut the grass. We just do not have the time. I need a Mother's helper so; I can catch up on things.

We're listening....

The teens in this neighborhood work for your neighbors. Who are they? Do you know their parents?

Teens: We will run your name, job preference, grade and phone number free of charge in our news letter every quarter. Please submit that information to Mariann DiMattina – Gonzalez. Place that information in her mailbox or mail it to 13600 Springhaven Drive, Chantilly, Virginia 20151. Please ask your parents permission first.

Parents: Please be sure to discuss wages, responsibilities and availability. Make sure you know when your teen is working and for whom. You may want to speak to potential clients before your teen begins working for them.

The Armfield Advocate is proud to present:

Alexis Bailey	7th Grade	(703) 437-6108	Baby-sitter
Quest Brannock	9th Grade	703-904-9719	Yard work / Pet sitting
Laura Cease	8th Grade	703-378-1656	Baby-sitter
Lucy Cifferello	8th Grade	(703) 689-4432	Baby-sitter
Alyssa Curry	7th Grade	(703) 467-0978	Baby-sitter/Mother's Helper
Amanda DeCenzo	10th grade	(703) 318-7514	Baby-sitter
Kylee Douel	9th Grade	703-471-4595	Baby-sitter
Justin Duffy	10 years old	(703) 437-4714	Mother's Helper / Baby-sitting course
Lauren Duffy	8th Grade	(703) 437-4714	Baby-sitter
Megan Fouse	6th Grade	(703) 435-5958	Mother's Helper/Dog Sitter
Jenna Fraser	7th Grade	(703) 499-8908	Baby-sitter
Marine Herodet	7th Grade	(703) 689-3472	Baby-sitter w/experience
Nicole Kazuba	8th Grade	(703) 904-0845	Baby-sitter/Red Cross Certified
Pat King	9th Grade	703-742-0481	Baby-sitter / Yard work /Home work & Sports Tutor
Nitu Lahar	7th Grade	(703) 968 - 7523	Baby-sitter
Erin Price	8th Grade	703-471-1872	Baby-sitter
Harrison Smyth	9th Grade	703-471-9324	Baby-sitter / Home work Tutor
Tara Smyth	7th Grade	703-471-9324	Baby-sitter / Pet Walker

CHILDCARE OPTIONS

Many Armfield parents are looking for childcare options for their children. If you would consider providing after school care or other childcare in your home (especially for next school year), please contact Peggy Cook (703) 318-7261. Names and phone numbers will be compiled to assist matching parents with caregivers. Remember, there are many benefits of providing childcare in your home.

You earn extra money

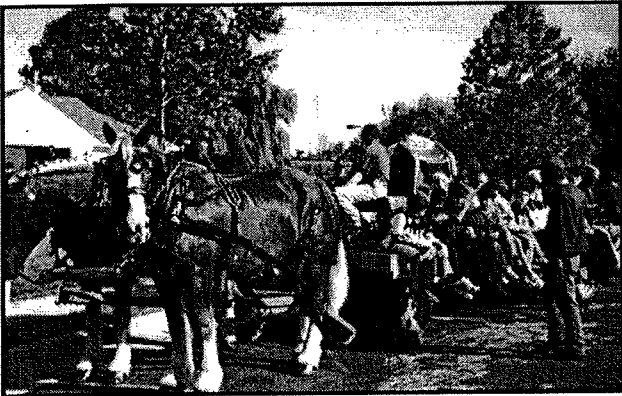
- Your child has someone to play with
- You can make a difference in a child's life

Some expenses may be tax deductible as a business expense.

Halloween Party, Parade and Horse Drawn Hay-Rides

Armfield Ghosts and goblins.... along with a few power rangers and princesses joined in for a fun filled Halloween celebration. The neighborhood was treated to an old fashioned Halloween parade. The parade started at the pool house and the kids were again proudly led in costume by Ellen Smyth along Armfield Farm Drive to Old Chatwood Place. They turned around to do an encore before the adoring and waving parents and residents along the parade route as everyone paraded back to the pool house grounds.

This year there were even more creative costumes than last year. There were several "Sponge Bobs", "Star Wars" characters, various animals and fairy tale characters and even a "Spider Man".



A moon bounce, horse drawn hayrides (and if you were wondering, the horse poop is immediately scooped up!), and various other games along with punch and snacks added to the festivities. This event has long been the highlight of the fall season for Armfield, and this year was no exception. Over 150 people participated in the event. Many cars and passers by waved at the folks on the hayrides and offered smiles and good wishes.

By Peggy Cook



SPRING INSPECTIONS

It's that time of year again. The birds are singing, the grass is growing and oh, what has the winter weather done to our beautiful home. Some people have taken advantage of the change in weather and started those much needed repairs to their homes. But many have not. Whether you are a long standing resident or a new resident, this information will help clarify some questions you may have.

What is inspected?

Each spring, and throughout the year, inspections are done of the outside of all residences in the neighborhood. The inspection team notes those items that are in need of corrective action by the homeowner or are in violation of the association's covenants. This includes such things as the condition of the roof, wood and paint, as well as the yard, patio, deck and fence. The committee also addresses any external cleanliness issues that may need to be corrected such as power washing of the siding, deck and fence as well as trash and clutter in the yard.

Why inspect?

As in any sub-division the condition of your residence affects the property values around you. It only takes one "eye sore" to bring down the value of the whole area. In addition, yard clutter is a health issue and attracts insects, snakes and other vermin.

How long do I have to fix the problem?

After the inspections, letters are sent. Sufficient time will be allowed for correction, depending on the nature of the problem. Of course, if there are extenuating circumstances that will not allow you to repair the problem within the allotted time, you need to contact Armstrong Management Services so that a plan of action can be worked out. Otherwise just send an email once you have resolved the issue.

Eventually, failure to correct deficiencies can result in a "notice of hearing" being sent to you for a hearing to be held before the board of directors. At this hearing, appropriate action may be taken against you in accordance with the Association's regulations. Through the Virginia Property Owners Association Act, the board has authority to assess monetary charges in an amount not to exceed \$10 per day for every day a violation continues, or \$50 for a one-time occurrence. The Board may also revoke privileges to use the facilities of the Association and/or suspend voting rights for covenant violations.



AS ALWAYS, YOUR ASSESSMENT ACCOUNT MUST BE CURRENT IF YOU WANT TO USE THE POOL.

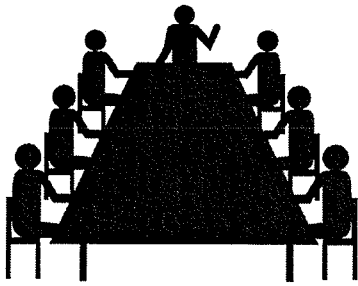
A computer check-in system will be used at the pool again this year, which will require an identification (such as a driver license) that shows your home address. The lifeguards will quickly verify your eligibility. For household members who do not have a photo ID, a household registration form will be available at your first pool visit. This will be filled out by an owner with proper identification. For new owners, alternative proof of residence will be considered.

For pool purposes, a household is defined as follows: A household may consist of persons living in a dwelling for more than six months of the year, or of children who are college students or are from a previous marriage and will be residing with you for the summer. All will be considered part of the household. Grandchildren or other children who do not reside in the home may not be considered part of the household, and will instead be required to enter the pool as guests.

Lifeguards are trained to ensure a safe, fun pool experience for every eligible owner. They will be required to comply strictly with the established procedures. They will not know why any particular individual is shown as "ineligible." They will simply be told to have those persons contact management. Anyone with a question or problem with the process should contact Armstrong Management Services.

OFF-SITE OWNER/TENANT - REGISTRATION PROCEDURES:

1. If your home is leased and you desire pool privileges for your tenant(s), a Non-Resident Homeowner Statement must be completed by the owner and signed by both the owner and tenant. The owner will be transferring his pool privileges to his tenant, and the owner will not be able to use the pool. Non-resident homeowner statements and copies of the pool rules will be mailed out to those homeowners soon.
2. The completed and signed Non-Resident Statement and Pool Rules should be forwarded by the owner to the tenant. The tenant must then fill out the pool registration form, and the form must be returned in order for the tenant to be registered for the pool.
3. If the owner's assessment account is not current, the tenant will not be registered for the pool.



Board Notes

Dan Gordon, President

Administrative

- Management presented notices on homeowner violations.
- Management presented information regarding dues delinquencies.
- The Board conducted two hearings on covenant violations.
- Approximately forty-three Architectural Review applications from thirty-five different residences were submitted to the Architectural Review Committee during 2002.

Operational

- The Board approved hiring US Inspect to provide a new reserve study for the Association.
- The Board approved a proposal from Bishop's Tennis to add 15 tons of white beach sand to the volleyball court.
- The Board approved a proposal for refurbishment / powder coating and the installation of the two bike racks on concrete pads located on the pool house grounds.
- The Board approved a proposal from STM to remove two trees and stumps from fallen entrance trees, clear out rubbish and discarded trash from common areas and to replace some dead landscaping from the pool grounds.
- The Board approved a proposal from STM to complete turf repairs near the Clary Sage tot-lot area.
- The Board renewed NV Pools contract for Pool Management.
- The Board approved a proposal from NV Pools to fix the under water lights at the pool.
- The Board approved a proposal from WrightWay Painting for interior painting of the pool house.
- The Board approved a proposal from Schirmer's for the purchase of six more tables and umbrellas with six sets of four chairs, and three large flowerpots for the pool grounds.
- The Board approved a proposal from Kolb Electric for the installation of lighting at the Bokel Street entrance.
- The Board approved a proposal from STM to clear yard debris from the common areas being dumped by a nearby resident and general clearing behind the basketball courts on the 3600 block of Beech Down Drive.
- The Board approved a proposal from Greenleaf Consulting regarding the Fairfax County special permit in relation to the expansion of the Association's pool membership.
- The Board approved a proposal from Bishop's Tennis for the refurbishment and painting of all the basketball standards, the replacement of one broken rim and the replacement of all nets.
- The board approved a proposal from Power LLC to create, maintain and host the Armfield Farm HOA website.
- The Board approved a proposal from Chantilly International Tennis to provide instruction at the association tennis courts for residents.
- The Board approved a proposal from Superior Sprinkler Systems for maintenance and repair of the irrigation system at the pool house grounds.

Financial

- Management presented all monthly financial reports
- The Board approved rolling over the existing Association CD's from 1st Service Bank, James Monroe and Millenium Bank from six month to one year terms.
- The Board approved a proposal from Ahlberg & Company to perform an annual audit and to complete the Association's tax returns.
- The Board approved the 2003 budget.

Social Committee Upcoming Events

Watch for sign boards at the entrances to the neighborhood announcing upcoming neighborhood events. As usual, the Social Committee is discussing many fun-filled summer events. However, new ideas are always welcome. Some of the planned events include:

- Ice Cream Social
- Family Pool Party

Other events that may be included depending on numbers of people willing to volunteer include:

- Adult Pool Party
- Teen Pool Party
- Pre-Teen Pool Party



Please consider volunteering to help out during events. Social committee members work hard to plan the events, but would also like to be able to enjoy some of the time during the event with their family. Fifteen minutes or a half hour or time is really helpful during an event. One time only volunteers are welcome. Call Peggy Cook (703-318-7261) or Kim Reardon (703-707-9317) to volunteer.

RUMOR CONTROL

Somehow, a rumor got started that the pool hours were being reduced. The total hours of operation remain the same. But the board made a slight re-allocation at the request of a number of homeowners who wanted to see the pool open later so they could use it after work.

Once Fairfax County schools are out of session, the pool will be open every day from 11:00 AM until 9:00 PM (one hour later than in the past). Until the end of school, it will be open weekdays from 3:00 PM until 8:00 PM and Saturdays and Sundays 11:00 AM to 8:00 PM. Since the pool is barely used from 11:00 AM until 3:00 PM during the first three weeks, the board felt it was prudent to move those staff hours to allow the later closing time the rest of the season.

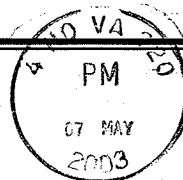
Another rumor is that Chantilly Green has become part of Armfield and the new owners will be paying assessments to the association. This is not true. They will be eligible to join the pool by paying the \$395 annual membership fee until the member quota is filled, but will not be mandatory members.

Santa Visits Armfield

During the holiday season, what could be better than children having the opportunity to talk with Santa and receive some candy and goodies? The answer...seeing Santa come through the neighborhood on his fire truck, sirens announcing his coming. This past December 14th, Santa indeed visited Armfield courtesy of the Fair Oaks Volunteer Fire Department. You could hear the siren from blocks away, so everyone had plenty of time to bundle up. Children stood joyfully at each "Santa Stop" waiting for their chance to see Santa as candy and canes were given out to all kids and parents. Several cars also passed Santa offering big waves and smiles. In all, several hundred children and adults greeted Santa and his elves along the approximately dozen Santa stops in our neighborhood.



Armfield Homeowners Association
C/O Armstrong Management Services Inc.
3959 Pender Drive, Suite 205
Fairfax VA 22030



~~XXXXXXXXXXXX~~ *
~~XXXXXXXXXXXX~~ *
~~XXXX~~ BEECH DOWN DRIVE
CHANTILLY, VA, 20151-3314

The Armfield Advocate

20151+3314

Spring 2003



A Paint-It-Yourself Pottery Place

CLAYMAGINATION 2003



COED, AGES 7-10 AND 11-14

1 WEEK SESSIONS BEGINNING JUNE 23, 2003

* POTTERY PAINTING * MOSAICS *
* HANDBUILDING WITH CLAY *
AND MANY MORE ARTS & CRAFTS MEDIUMS

2 CONVENIENT LOCATIONS

CHANTILLY	FALLS CHURCH
SULLY PLACE SHOPPING CTR	101 N. MAPLE AVE.
13894 METROTECH DRIVE	703-534-7600
703-817-1051	

WWW.CLAYWIRE.COM

Community Yard Sale

The next Community yard sale will be held on Saturday, May 31st from 8:00 am to 1:00 pm. (Rain date is June 1st.) All residents are invited to participate in the yard sale. The association will place ads in the Chantilly Times and Washington Post, in addition to the signs posted at the entrances.

Simply get your things ready in advance and put them out in your driveway or yard on May 31st. Price things before the sale, have some extra cash on hand to make change, and be prepared to negotiate prices. "Hard core yard sale addicts" will arrive early, so be prepared.

If you do not have much to sell, talk with a neighbor and see if you can move your things to their yard instead. The more stuff a home has for sale the more customers it will draw. Cul-de-sac residents should post direction signs to let buyers know they are there.

Good luck and enjoy!