

Armfield Farm Connection

SPRING 2011

President's Message



Happy Spring everyone! I am sure we are all happy winter is over and the warmer weather has returned. Our annual community meeting will be held on May 26th at 6:45 pm at Franklin Middle School. We hope to have one of our Virginia state legislators as our guest speaker this year.

We have a couple of capital improvements on the plan for this year. We will be replacing the rusting chain link fence at the pool with modern powder coated aluminum fencing. The new fencing will never rust and will maintain its appearance over time. It is also significantly harder to climb and will discourage teens from jumping the fence at night for a dangerous midnight swim. We will also be repainting and repairing the cracks at the basketball courts at the corner of Springhaven Drive and Beech Down Drive.

Our annual community meeting will be held on May 26th at 6:45 pm at Franklin Middle School.

It's hard to believe the grass has already started growing again. Most homeowners do a great job keeping their lawns mowed and beds cleared, but we do have some who owners do not take pride in maintaining their property. It only takes a few lawns with tall grass and weeds to make the whole block look bad. Please take the time to mow your lawns and remove weeds from flowerbeds. HOA volunteers will be out placing warning door hangers again this year to homes that are in violation of ARC guidelines. Please take action quickly if you get a warning notice or letter. You can review our ARC guidelines at www.armfieldfarm.org

We have had a couple of incidents with dogs being walked off-leash and frightening pedestrians and other dogs. While you may feel your dog is safe, the county does require that dogs be walked on-leash at all times. Please take care to follow this law.

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 (dgordon@capitolcorp.com), to obtain the combination.

Rob Shear
President
Armfield HOA
president@armfieldfarm.org

INSIDE THIS ISSUE:

Yard Sale	2
Swim Team	3
Home Sales	6
Local News	7
Home Maintenance	8-9
Events At A Glance	10
Redistricting	11

Social Committee Update

The social committee held its Spring Fling event earlier this month on a day when the weather turned a bit back towards the winter months. Despite the fall in temperature and damp day, everyone enjoyed the face painting, moon bouncing, cookie decorating and FUN! Our Community Clean Up Day was also cool and damp, but a few determined volunteers met and worked hard to clean up two areas of our community. Many thanks to Cindy Merrick for coordinating the clean up times and crews. Also, two students walked the paths a week earlier to pick up trash for service hours. If your child needs community service hours, they can choose an area and do a clean up at any time. Rob and Kay Shear will be signing community service forms for hours worked. Later on this summer, the Social Committee will be planning a summer movie night, family pool party, and community clean up.

Spring Community Yard Sale - June 4th

This year's sale will be held on June 4th from 8am to noon in the parking lot of the community pool. Each person who wishes to sell will be assigned two parking spaces in the lot, so that all buyers can go to one central location and wander around. We will be assigning parking spaces on a first-come-first served basis about a month in advance. This will give everyone lots of time to tag and decide what to get rid of for spring cleaning.

Last year 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 first centralized group sale to draw in potential buyers. And come in they did, as over a hundred cars of shoppers made their way to the pool.

There is still a need for a volunteer to head up this event. Please contact Kay via e-mail at social@armfieldfarm.org if interested.

Save the date:
The Armfield Farm
Swimming Pool will open
again on Memorial Day
weekend!

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Swim Team Parent Meeting

Plan early and join the Armfield Farm Swim Team Board for the Parent Meeting on April 13th from 7 – 9 PM at Franklin Middle School in the Auditorium/Theater. The main objectives of this meeting will be to familiarize members with the NEW website, guide through step-by-step instruction of the online registration process, simplify volunteer sign-up, allow members to view swimmer stats and more. Our new registration system, powered by TeamUnify, will streamline the way we communicate with swim team parents and swimmers. Feel free to take a look now www.armfieldfarmswim.com to acquaint yourself with the new features. Please keep in mind that our website is still under construction.

*** Registration opens on April 13th after the Parent Meeting. ***

If you'd like to sponsor our team or know of a business that would be interested, please contact Jeanette at jeanette@armfieldfarmswim.com. Sponsorship fees are \$250.

Stingray Success

Blue Division Winners, White Division Bound

After the second successful season for the Stingrays, as CSL Blue Division 2010 winners (undefeated last season), we have received word from the Colonial Swim League (CSL) that we are moving up the ladder for summer 2011. This will present a great opportunity for the Stingrays and five-time Head Coach, Phil Caslavka, as we compete against larger teams with a larger talent pool. Regardless of the division in which the Stingrays swim, all will certainly benefit from the experience, the quality coaching, the camaraderie, and new found friendships. Jose Castillo, Team Representative to the CSL has stated, "No matter what level of competition the Stingrays are up against, we always bring our 'A' game."

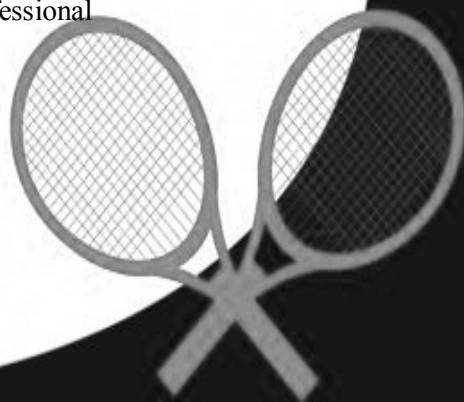
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Kindergarten Registration - Monday, May 2nd

The Lees Corner Elementary School staff is gathering information on children who will be five years old by September 30, 2011 and live within the school's boundaries. If you have a child who meets these requirements, please call Mrs. Nolan at 703-227-3500. Enrollment information and forms will be mailed to you prior to Monday May 2nd's registration.

For more information about starting school in FCPS, please visit www.fcps.edu/start.htm

I-66 HOV Ramps Opening to All Traffic

At long last, the HOV ramps on I-66 at Monument Drive and Stringfellow Road will open to all traffic during off-peak hours and on weekends beginning February 28. While opening the ramps will not solve all the traffic problems on I-66, it will immediately ease congestion along that route as well as US-50, the Fairfax County Parkway, and Route 28.

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Opening these ramps during off-peak hours will also give motorists another way to avoid the construction happening as VDOT adds a new interchange where the Fairfax County Parkway and the Fair Lakes Parkway intersection.

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
Bryanna Kerbuski (17)	703-850-3487	Dog Walking, Babysitting, Lawn mowing
Collin Reardon (14)	703/707-9317	Babysitter; Dog Walking; House Sitting
Nick Reardon (12)	703/707-9317	Babysitter*, Mothers 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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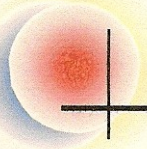
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this is not intended as a solicitation of that listing.

Recent Home Sales (courtesy of Rosemary Graham)


Street	Model	List Price	Sold Price	Days on Market
Beech Down Drive	Newbury	\$400,000	\$383,000	8
Springhaven Drive	Chesterfield	\$434,900	\$430,000	25
Southernwood Ct	Chesterfield	\$459,000	\$445,000	9
Gladwyn Ct	Franklin	\$480,000	\$470,000	35




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**Thefts are on the rise! Remember to secure your bicycles
and lock your cars/garages.**

What's Your Number

Remember all homes are required to have house numbers on them per Fairfax County code and Armfield Farm regulations. The numbers that are installed can either be attached to a plaque or attached directly to the house, but the numbers can not be of the flat self stick type. Many houses had their siding replaced after last year's storms, but the house numbers are not going back up. It makes it especially difficult if they do not have a number on their mailbox or on the curb, which most don't. If you have an emergency wouldn't you want help to know where you are?

Crime Watch

During the past year, several homeowners reported trespassers cutting through their yards. While these activities are generally a nuisance, when similar events happened in previous years, a series of vehicle break ins and bicycle thefts followed. As the days are getting longer and residents are outside later, take care to ensure that all of your belongings are secured when not in use. If you see suspicious activity taking place, you are encouraged to contact the Fair Oaks Police District at 703-591-0966. Armfield Farm is generally a low crime area. Together we can keep it that way.



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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.

As a reminder to residents to maintain their property, we have listed on the backside of this letter some of the guidelines that are most frequently overlooked by our homeowners and renters. Additionally, 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 *Capital 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
Capital 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*.

Things to remember when living in the Armfield Farm neighborhood...

(Guidelines will be enforced; penalties will be applied to the violations.)

TRASH

Trash containers must be stored so that *they are not visible from the street* or in public view.

Yard debris and trash containers are to be placed at the curb no earlier than 6:00 pm or dusk, *on the evening before pickup*. At all other times, trash containers and yard debris are not permitted to remain in public view.

LAWN/GARDEN

Turf areas and lawns are to be mowed and trimmed at regular intervals, maintaining a height of up to four (4) inches. Trimming around foundations, lampposts, garden edging, and sidewalk and **curb edging is required.** Trim-mings must be removed.

Flower and plant beds must be kept in a neat and orderly manner, including trimming of shrubbery. When mulch-ing, use only shredded/chipped wood or natural color stone, *not white*.

Vegetable gardens must be located between the rear line of the house and the rear property line. All gardens must be neatly maintained, including the removal of stakes, weeds, trellises and dead growth.

Approval is required for all natural or man-made exterior decorative objects located in front yards/flower beds, or which are visible from the street. Exterior objects include items such as: bird baths, ponds, fountains, wagon wheels, sculptures, statues, lighting, light fixtures, stumps, driftwood, fee standing poles of all types, decorative signs, gingerbread and/or additional moldings that are attached to the house.

Gas lanterns that burn out must be replaced. Replacements wicks are available at Capital Property Management Office.

HOME EXTERIOR

Continued maintenance of the exterior of the house and other structures is required. This includes decks, fences, sheds, playground-type equipment, driveways, mailboxes, walkways, gas lanterns, paint and/or rotting wood of trim, garage doors, etc.

Approval is required for all exterior color changes. This includes changes to siding, doors, concrete, shutters, trim, roofing, garage doors and other exterior structures.

Storm/screen doors must be full-view and compatible with the architectural style of the house and the entry door. Doors can be the same color as the entry door or immediate surrounding trim, white, black or brown.

All windows in the house must have grids (mullions) or NO grids at all. The exterior appearance of all windows must be consistent, meaning that partially missing or broken grids are not permitted.

Homes with **single car garages cannot expand the width of their driveway** to accommodate two cars. Driveway entrances also cannot be widened.

STORAGE

Firewood must be kept neatly stacked and located to the rear of the residence, within owner's property line and not readily visible from the street.

Storage of lawn or snow removal equipment, barbecue grills is not permitted in the front or side yard.

MAILBOXES/FENCES

Mailboxes must be straightforward in design and mounted on simple natural wood or metal posts. Posts may be natural or painted in earth tone colors of black, dark brown, dark green or the same color as the trim* of the house. (Trim is defined as the fascia boards and window trim. Trim does not include siding, shutters and front door colors.)

All fences must be constructed from unpainted wood or wood treated to withstand the elements and they must be maintained. *White vinyl fences and chain link fences are not permitted.*

HOME BUSINESS

Home-based businesses that attract large numbers of vehicles to the neighborhood are not allowed. Fairfax County permit is required, no signs or other advertising device is allowed, and no exterior storage of business-related materials is allowed.

Disaster Preparedness from Fairfax County OEM

Fairfax County is susceptible to both natural (floods, hurricanes and tornadoes) and manmade hazards (terrorist acts and accidental releases of hazardous materials). Some of these events have the capacity for catastrophic local and regional impacts. Such impacts can create a variety of issues for which the community must quickly address in order to limit further hardship on county residents, local businesses and non-profits.

Following a disaster, complex issues, with impacts far beyond what county government can single-handedly resolve, will arise. The local economy may falter due to supply-chain disruptions, infrastructure failures, business closures and/or inaccessible work-places. There could possibly be population displacement, housing shortages and rebuilding issues, and potential social and psychological impacts.

While the effects of disasters are wide ranging and cannot be predicted, planning before a disaster occurs can prepare our community to more ably recover from a major incident. Planning ahead will allow us to build community partnerships in order to identify gaps, break down barriers, and establish decision-making structures and procedures. These can focus and accelerate the recovery process during the stressful and often overburdened post-disaster period.

Upcoming Events At A Glance

APRIL

- 9 - Spring Fling, Armfield Pool, 1-3pm
- 15 - Income Tax Filing Deadline
- 28 - HOA Directors Meeting, 7pm

MAY

- 26 - Annual HOA Meeting, Franklin Middle School, 6:45pm
- 28/29 - Strawberry Jubilee, Great County Farms in Bluemont, VA

JUNE

- 4 - Community Garage Sale, Pool, 8-Noon
- 10-12 - Celebrate Fairfax!, Government Center
- 24 - HOA Directors Meeting, 7pm

Local Farmers Markets

Wednesdays

Frying Pan Farmers Market, 8 - 12:30 pm, May 4 - October 26

Thursdays

Herndon Farmers Market, 8am - Noon, May 5 - October 27
Old Town Herndon, 777 Lynn Street, next to the Red Caboose

Saturdays

Reston Farmers Market, 8:00 am - Noon, May 7 - October 30
Lake Anne Village Center, Reston

ers, and establish decision-making structures and procedures. These can focus and accelerate the recovery process during the stressful and often overburdened post-disaster period.

For more information about the Pre-Disaster Recovery Planning initiative and to sign up for automatic project updates, please visit www.fairfaxcounty.gov/oem/pdrp.

Wacky Weeks & Days

April 1-7: International Pooper Scooper Week (Clean up after those pets!)

April 7th: National Beer Day and No Housework Day (Coincidence?)

April 18th: Wear Your Pajamas to Work Day

May 1-7: Kids Win Week

May 3rd: Lumpy Rug Day (Just sweep it under there)

May 14th: Dance Like a Chicken Day (Cluck your stuff)

June 10th: Iced Tea Day

June 16th: Fudge Day

June 23-26: Watermelon Seed Spitting Week

Cookout Safety

Picnics, barbecues, and potlucks are wonderful ways to celebrate Spring and Summer holidays, but whatever your plans, take care to prepare and transport food safely. Whether your picnic is an elaborate affair for a few dozen friends and relatives or a simple cook-out for a few, a little planning will help prevent food borne illnesses so common during the summer months.

Bacteria begin to multiply between 40°F and 140°F, so it's important to keep it either cold or hot right up to the moment of cooking and/or serving.

- Make sure your cooler will keep foods at 40°F, or plan foods that are less perishable, such as luncheon meats, cheese, peanut butter, etc.. Keep drinks in a separate cooler, since it will be opened more often.
- To make cleanup easier, take garbage bags, paper towels and damp cloths in plastic bags.
- Plan ahead; try to take only what will be eaten so you won't have to worry about leftovers.
- Put the cooler in the inside of the car rather than the hot trunk, and keep it in the shade at your destination; replenish ice often.

Virginia Legislative Redistricting

Last issue, we reported that the HOA Board sent letters to Richmond to encourage the entire Armfield Farm community to be placed within one House of Delegates and one Senate district. Currently, Armfield Farm is split between the 67th and 86th Districts (Delegates LeMunyon and Rust, respectively) for the House and all with the 33rd District (Senator Herring) for the Senate.

In the first draft of proposals for the next decade, it appears that the fortunes are reversed. Armfield Farm may be in one House district but will be split between two Senate districts. For the House proposal, all of Armfield Farm is within the redrawn 86th District. It includes the Herndon, Sugarland Run, Frying Pan Park, and Kinross areas.

For the Senate proposal, the northern half of Armfield Farm is retained in the redrawn 33rd District that stretches from Route 50 along Route 28, deviating around Ashburn, and then following the Potomac and Leesburg Pike to include the entire city of Leesburg. The southern half of Armfield Farm is bumped 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.

Plans, alternatives, and maps can be found at <http://redistricting.dls.virginia.gov/2010>. As with most things political, all is subject to change. The final district lines should be official by our May annual meeting.



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www.armfieldfarm.org

We're on the web!
armfieldfarm.org

Spring-Clean for Your Health

- Old CDs, DVDs, cell phones, DVD players, computers and 32 inch and under televisions can be dropped at Best Buy.
- You can recycle ink cartridges at Office Depot and Staples. You can also buy different box sizes to fill up with old electronics (like a fax, computer, printer, scanner, or cameras) to drop at the Office Depot.
- Radio Shack will take unwanted MP3 players, camcorders, gaming consoles, cell-phones and other electronics for trade-in for gift cards.
- Compact fluorescent bulbs can be recycled at Home Depot.
- All electronics can also be recycled for free at the I-66 Transfer Center one Sunday a month.
- Whole Foods Market at Fair Lakes is now accepting #5 plastic containers for recycling. Check the bottom of the container for the number.

Lawn Mower Tips

Remember when your lawnmower was brand new and started on the first pull? Regular maintenance will keep your lawnmower in top shape and running better longer.

Fresh Gas -- Fresh gas (87 or higher octane rated) is critical to an engine's performance.

Engine Oil -- Drain engine oil and replace it after every 50 hours of operation.

Spark Plug -- Replace the spark plug after every 100 hours of operation.

Air Filter -- If the mower's air filter is dirty, the engine may not run properly and may be damaged

Blade Care -- Lawn mower blades must be kept sharp.

Engine -- Clean dirt and debris from the engine air screen and the engine's cylinder fins.

Power Propelled Mowers -- Replace any worn or damaged belts.

Gasoline -- Lawnmower gas should not be used in the weed-whacker.

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

Contact communication@armfieldfarm.org