

# The Armfield Link

Serving the Information Needs of the Communities of  
Armfield Farms, Lees Crossing I, Lees Crossing II, and Saville Chase

September-October 1993

Issue 6

## Halloween Parade and Party Scheduled

A Halloween parade and party has been scheduled for Saturday, October 30, 3:00 p.m. to 4:30 p.m. Meet at the Poolhouse, come in costume, and bring noise makers. In case of rain, the parade and party will be held on Sunday, October 31, 1:00 p.m. to 2:30 p.m.

If you would like to volunteer to help with the festivities, please call Carolyn Cain at 378-4053. Hope to see you there.

## Pending Board Vacancy Announced

If you are interested in joining the Armfield Homeowners Association Board of Directors, please contact any of the current Directors listed on the back of the newsletter, or call Toni Koch at Armstrong Management.

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## Tot Lot Volunteers Needed

By Eric Hoierman

Attention Saville Chase homeowners. We are still looking for volunteers to help in the selection, funding and development of a tot lot in your area. One or two volunteers expressed an interest when we called for volunteers in the last newsletter, but we need more help!

While both Armfield Farms and Lees Crossing II families have relatively easy access to existing tot lots, we feel that a tot lot in the Saville Chase community would be desirable. If you agree and are willing to participate, please call Eric Hoierman at 481-3090. We can't do it without active participation from you.

## Stingrays Snatch Ten Medals

By Tami Carbone

Though Swim Team is over for the 1993 season, we wanted to once again thank all the great parents and volunteers for their support. They helped make our season such a success.

We are extremely proud of our swimmers who went to the Colonial Swim League All Stars Meet at Fort Myer on July 31. These 24 swimmers represented the Stingrays in 39 events. These numbers are very impressive for a swim team that is only in its fourth season, and it reflects the dedication, time and hard work of swimmers, parents and coaches. We do feel the need to boast that the Stingrays brought home 5 first place and 5 third place medals from this Invitational Meet.

Our All Stars were: David Kovalcik, Alison Mathey, Matt Carbone, Peter Cho, Paul Adams, Will Buxton, Colby Smith, Geoffrey Rixon,

Kim Barbano, Beth Broderick, Jason Smith, Chris Burger, Mandy Morell, Kevin McCarthy, Corey Lindner, James Mowatt, Eben Buxton, Kate Broderick, Casie McCarthy, Erin McMorrow, Madeline Guscott, Ryan Gill, Melanie Guscott and Stephanie Carroll.

Swim Team parents: The Stingrays will be needing some new committee chairpersons for the next season. Anyone interested in chairing Fund Raising or Volunteer Coordination, please call Tami Carbone at 435-5182. She will be happy to answer any questions. Also, please check this newsletter over the winter months for any new information.

## **Grounds Committee Keeps Busy**

**By Eric Hoierman**

The end of the growing season is near at hand, and the Grounds Committee is looking ahead to next year. This fall, we are in the process of revamping our grounds maintenance specifications, with the hope that some of the problems we saw this year can be avoided.

As of this writing, we hope that we will have the lighting problems at the Saville Chase entrance resolved. Anyone noticing lights out at any of the entrances are encouraged to call Armstrong Management.

Other smaller tasks that have been performed this summer include the raising of the entrance sign at Lees Crossing I, posting of warning signs at the multi-use courts, and repairs to basketball hoops and nets.

Some homeowners may have noticed the new trees planted in some of the Saville Chase common areas. These have been placed there by the builder under the direction of the Fairfax County Arborist. While our homeowners had no input into the placement or selection of the trees, we welcome this beautification effort.

## **Land Use Committee Opposes Zoning Law Changes**

**By Steve Hudak**

As a board member of Armfield Homeowners Association, one of my duties is to monitor commercial and residential impacts on our 500+ homes. There is one application for special exception to our community zoning laws to double the size of the Mobil Oil gas station located in the F&M shopping center.

The exception asks for a 24 hour food mart and compressed natural gas pumping island to be added to the existing Mobil gas station. This station will have eight pumps instead of the current four you now see at the site.

There are pros and cons to this application, as I have heard at Planning Commission hearings and meetings with groups of homeowners associations. The negative impact on our Association, especially Lees Crossing I, far outweigh the positive.

If you feel strongly about voicing your displeasure, you can send the letter enclosed to your Supervisors Frey and Davis, or attend a public hearing before the Supervisors on October 25, 1993 at 4:00 p.m. You can even speak at this hearing by calling the Clerk at 324-3151. If you have any questions, call Mrs. Laffitte-Smith at 904-9162 or Steve Hudak at 968-0538.

## **Suspicious Activity Reported**

A five-inch, red portable television was taken from a tent behind a home in the 3800 section of Beech Down Drive, near the common areas by the basketball court. Please call 381-7514 if you have any information regarding this incident.

## Night Practice Field Needed

Lighted fields for nighttime practices of the Chantilly Youth Association Football League are needed in the Chantilly area. The presently available fields are becoming overcrowded. If you know of anyone associated with or owning any private or commercial land who is willing to make available a lighted field for our kids, please call Cathy DeCenzo at 318-7514.

## Sports Medicine Corner... Choose Correct Running Shoes

By Bryan L. Romig, M.P.T.  
Director, Loudoun Sports Medicine Center

How many times has variety and cost left you confused when buying a new pair of running shoes? Knowing what to look for can help alleviate the the confusion.

Consider whether or not the shoes really need replacement. Look for an excessive wear pattern in the sole or the onset of recent joint discomfort (e.g. knee, hip, ankle) caused by a reduction in the ability of the shoes to absorb shock. In general, shoes should be replaced every 300 miles or six months (longer or shorter depending on body weight and training surface).

When selecting a new pair of shoes, consider a few key points. Naturally, the pair must fit properly, since ill-fitting shoes may cause excessive wear and irritation. Feet should be periodically remeasured to insure an accurate fit. NEVER purchase a pair of shoes without first trying them on! Consider the type of foot, and match it to the proper shoe to ensure proper support and/or flexibility. A flat-footed (hyperpronates) runner requires a shoe that may be different from a runner with high arches.

Variations exist between shoe manufacturers, so it pays to try on different brands to determine the best fit. Generally, don't purchase a pair of shoes that do not feel comfortable in the store.

Go to a store where the salespeople are knowledgeable and not out for quick commissions on \$100 shoes. There are many good shoes in the \$50 range, although shoe quality generally does improve with cost.

Consideration of these basic points should take the hassle out of buying and get you back to running, instead of keeping you in the store.

## July Minutes Approved

### ARMFIELD HOMEOWNERS ASSOCIATION MEETING MINUTES JULY 20, 1993

**I. CALL TO ORDER:** The meeting was held at the Armfield pool house and called to order at 7:30 p.m. Present at the meeting were Linda Turpyn, Tanya Black, Rob Strupp, John Anderson and Toni Koch.

**II. APPROVAL OF MINUTES:** Minutes from the June meeting were amended and approved.

**III. OWNER/RESIDENT INQUIRIES:** John Anderson will address the concerns of the resident on Malin Court regarding basketball goals. The question arose as to when the ARC will approve a goal in front of a resident's home (only when it's a temporary structure). John will be the go-between for the Board and the ARC. Toni will determine if there are any restrictions that would have to be amended to give the ARC permission to be more lenient with basketball goal requests.

**IV. COMMITTEE REPORTS:** Social Committee - The pool party will be on 8/21. Tanya has volunteers to serve on special events throughout the year. The pool committee does not want a donation basket at the pool party. Keep attendance free like last year.

Grounds - Two rims for the basketball court were purchased, along with nets. A proposed volleyball playing area was discussed. Linda Turpyn does not believe the lifeguards can be responsible for removing the volleyball net every evening. More control of the court is needed. The item was tabled for the time being, and will be revisited during the budget process. Toni will obtain bids for fencing in the area by using the pool and tennis court fences for the sides.

Toni will obtain costs for a professional reserve study on time for the budget process.

Land Use - Tanya reported for Steve Hudak. The footbridge petition was already done by Patty Morrell in 1987/1988. Armfield was told by the County that there would be consideration for funding between 1990 - 1994. Toni will check old Board Meeting minutes to see when the petition was sent. Toni will send a letter to Michael Frey stating that the petition was already sent and asking what the outcome was.

**V. MANAGEMENT REPORT:** The revised pool resolution was approved and signed. The revisions refer to the ages of children allowed in the baby pool and the adult pool without chaperons.

Linda Turpyn will continue to deliver the newsletters door to door. Do not close out the bulk-mail account.

The purchase of 8 "No Trespassing" signs for the Beech Down basketball court was approved.

Management was authorized to waive a legal fee on an owner's account.

The Grounds Committee chair was given the authorization to make "common sense" decisions and expend up to \$100.00 without prior approval of the Board.

Toni will get Rob Strupp a Board Book.

**VI. OLD BUSINESS:** Rob asked about notification to owners about Board meetings. He feels we need better notification. The meetings will be announced in the newsletter. Toni will give Pete Jones the schedule of meetings in advance and ask him to put up a sign the Friday before each meeting.

**VII. ADJOURNMENT:** The meeting was adjourned at 9:30 p.m.

## August Minutes Approved

### ARMFIELD HOMEOWNERS ASSOCIATION MEETING MINUTES AUGUST 24, 1993

**I. CALL TO ORDER:** The meeting was called to order by the president at 7:30 p.m. at the pool. Present at the meeting were: Tanya Black, Linda Turpyn, Robert Strupp, Steve Hudak, and Toni Koch, of Armstrong Management.

**II. READING OF THE MINUTES:** The minutes of the July meeting were read, annotated as appropriate, accepted and signed.

**III. HOMEOWNERS CONCERNS:** As indicated in the last bimonthly Armfield newsletter, homeowners can present issues at the beginning of a board meeting along with the usual letters and phone calls received by board members and management during the month. Two residents presented the board with a circulated and signed petition of at least 35 homeowners that border on a common area. The board reviewed the petition and recommended that signs be posted at the entrances to the common area bordered by Springhaven and Beech Down Drive. The signs should specify no hard ball to be played in common area. The problem happens intermittently at a two to three week interval and is usually lead by an uncontrolled child with unconcerned parents who have been confronted on many occasions by other homeowners. The hard balls have caused damage to the homes bordering the common area especially the aluminum siding.

A resident wrote a letter to the management company on children and adults riding three-wheeled ATVs on the common areas and private property along Springhaven Drive. The resident provided photos of the violators which can be submitted to police in future violations especially when signs are posted against motorized vehicles in these areas.

A resident indicated a bike was stolen from his front yard that belonged to his son. A bicycle was stolen from under another homeowners deck earlier this year.

A resident has a TV antenna, auto repair in front of house, and a taxi all in clear violation of AHA rules. Management will send letters to this individual.

Tanya asked about pink flamingos in front yard and management indicated they were not mentioned in our covenants (vegetables were not allowed in front yards).

**IV. COMMITTEE REPORTS:** Pool - The pool party was successful and the food ran out fast. Tammy Carbon is our new swim team representative because Joanne Burger has left. Mrs. Burger has done an outstanding job and deserves a lot of credit in doing great things for our community, she will definitely be missed.

There is a few hundred dollars left in the swim teams account to be monitored. Tanya noted that the life guards at the party were spending more time at the benches that in the guard seats watching swimmers during the pool party. This has got to stop. This will be reported to the pool management company. It appears the service from the pool guards falls off sharply toward the end of the season.

The contract bids will be negotiated early to be reviewed by the pool committee and approved by the board.

**Grounds** - John Anderson purchased two basketball rims and eight nets but the universal size unfortunately did not fit Armfield's backboards. Grounds and Management are working to rectify this problem.

**Land Use** - Steve Hudak was tasked to attend a Fairfax Planning Commission hearing on September 9th concerning a special exemption that Mobil Oil requested in expanding its station that borders the southern end of our association across Route 50. The AHA board after listening to the pros and cons of the Mobil Oil station expansion at the former Dart Plaza voting unanimously against the doubling of the gas station in size even though the letter (July 30, 1993) AHA received from Mobil indicated a small increase in the number of pumps not a doubling. Steve was to get on agenda to speak on AHA's objections to the special exemption of Fairfax's zoning laws in doubling the size of a neighborhood gas station that will service compressed natural gas fleets, add a mini-market store and remain open 24 hours a day.

There is a cellular phone relay tower to be built off Centerville Road on the West side. A planning commission meeting on October 14th is to be attended by some member of our association to find out the details of any impact it may have on our association.

There is a proposed change in the Exxon station on Centerville Road which will have little if no impact on our association because of the distant location in a largely industrial park location.

**V. MANAGEMENT REPORT:** Management updated the Board on litigation against a homeowner.

Linda asked management why should our association pay \$25 annually to register our name and address to a Virginia mandated regulation for homeowner associations.

Management referred basketball goals in front yards to the ARC and they will make a recommendation to the Board.

Management searched old minutes for a letter to Fairfax County concerning a foot bridge and none could be found. The board will identify a homeowner to mail a new letter to Supervisor Frey expressing a need for a foot bridge.

Three proposals on a fence were obtained by management but the board tabled the plan until our budget would allow this expense.

Board waived a late fee due to new owner status.


Tanya Black dropped a bomb shell on the board by resigning. We will miss her dearly especially due to her unselfish giving of her precious time to make our community a better place to live. In her spirit of giving she will still remain on the social committee where her valuable experience is greatly appreciated.

**VI. OLD BUSINESS:** Rob indicated that two homeowners associations may be approached for annexing into ours. This possibility could greatly benefit all concerned.

We must investigate how this may happen to everyone's satisfaction.

Steve Hudak brought up the lack of a lighted entrance to Armfield Farm on Bellerose Drive. The board suggested solar lights be looked into as a solution because of the cost of electric lighting hook ups is beyond our tight budget.

**VII. ADJOURNMENT:** The meeting was adjourned at 9:45 p.m.



## The Claus' Holiday Sampler


Thursday, Nov. 11 • 7:00-9:00pm  
Friday, Nov. 12 • 9:30-2:00 & 5:00-8:00pm  
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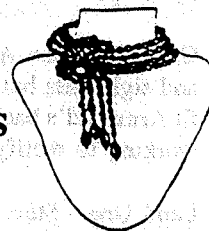
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# Community Services

These advertisements are provided as a service to the community. They are not an endorsement by the Board of Directors or the Association. To place an advertisement, contact Toni Koch of Armstrong Management at (703) 385-1133 extension 228.

## Wanted

Donations - AAA Women for Choice always has a need for baby items in good condition such as: furniture, clothing, strollers, food, formula, and maternity clothes. Please call Kimberly at 222-6451 if you have items to donate. Your donation is tax deductible.

## Services Offered

Child Care - Call Kimberly Hall  
(703) 222-6451. Adult.

Child Care - Call Daniella Wirta  
(703) 481-1313. Teenager.

## Found

College ring on Beech Down  
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October 3, 1993

**Michael Frey**  
Supervisor, Sully District  
Fairfax County Board of Supervisors  
Fort Hill Building  
5900 Centreville Road, Suite 205  
Centreville, VA 22020

**Thomas M. Davis, III**  
Chairman  
Elected-At-Large  
Fairfax Government Center  
12000 Government Center Parkway,  
Fairfax, VA 22035

Ref: (SE-93-Y-016)

Dear Supervisor Frey:

My name is \_\_\_\_\_ and I reside

at \_\_\_\_\_ in  
the \_\_\_\_\_, Chantilly, Virginia.

As a resident of this community, I urge you not to support Mobil Oil's application (SE-93-Y-016) to amend Special Permit-138 for a **2,155 sq. ft. free standing commercial building** including a **Quick Service Food Store** and the doubling of the number of multi-product fuel dispensers from four to eight including **One Compressed Natural Gas (CNG) dispenser**. The addition of a solely **COMMERCIAL** fueling facility to this neighborhood Stop and Go station is totally inappropriate. **Washington Gas Light** representatives state that their intended market is for **70 fleet operations, (1700 vehicles)**, located in the industrial complex within the Route 28 Corridor.

April 2, 1993. A Special Exception (SE-93-Y-016) application to amend Special Permit-138 was filed. A public hearing before the Fairfax County Board of Supervisors is currently scheduled for October 25, 1993 on this matter.

**The reasons for opposing the QUICK SERVICE FOOD STORE:**

- The Quick Service Food Store will destabilize the surrounding residential communities and decrease property values.
- It jeopardizes the property and safety of residences contiguous and adjacent to the proposed development.
- It will be detrimental to the residential neighborhood due to the increase in night-time noise, litter, loitering, and increased automobile emissions.

### **The reasons for opposing the expansion of these FUELING FACILITIES:**

- The proposed development will more than double the traffic from 1060 vpd to 2,826 vpd on a lot of 28,750 sq. ft. which does not meet the minimum lot size requirement.
- The impact of increased vehicular traffic will degrade the already difficult situation on Galesbury Lane and Lee's Corner service road.
- Lee's Corner Road, Brookfield's only entrance, is operating at a D level of service.

### **The reasons for opposing the addition of a purely COMMERCIAL FUELING OPERATION:**

- This precedent setting change in zoning policy, adding a solely commercial refueling facility to a NEIGHBORHOOD Stop and Go station, threatens all neighborhoods that currently have small limited capacity service stations with a massive change in the user mix of vehicles.
- This is not serving any local or neighborhood need but is intended to draw permanent additional commercial fleet traffic into an area that is for local service needs under the Comprehensive Plan, the Highway Corridor Overlay District, and the Braddock-Stone Road Study.

We recommend to the Board of Supervisors that this site remain a Stop and Go station, no Quick Service Food Store, and the relocation of the Compressed Natural Gas dispenser to an industrial site more closely situated to its commercial fleet user-base.

**Please support our efforts to preserve the integrity, safety, and the quality of life of our community!!!**

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## Directory: Armfield Homeowners Association

c/o Armstrong Management Services, Inc.; 3949 Pender Dr., Ste. 205; Fairfax, VA 22030

(Please address correspondence to the attention of the appropriate individual.)

### Board of Directors

President	Linda Turpyn	481-0147
Vice President	Tanya Black	378-6346
Secretary	Steve Hudak	968-0538
Treasurer	Robert Strupp	471-1152
Director	John Anderson	478-0987

### Committee Chairpeople

Pool & Tennis	Charlie Smart	435-8892
Swim Team	Tami Carbone	435-5182
Grounds	Eric Holerman	481-3090
Land Use	Steve Hudak	968-0538
Architectural Review (ARC)	Harold Zealley	437-5740
Neighborhood Watch	Terri Donovan	834-1136
Social	Tanya Black	378-6346
Newsletter	A. Keola Nosaka	435-3121

### Pool Telephone

Armstrong Management Services, Inc.

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## ARMFIELD HOMEOWNERS ASSOCIATION

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