

# ARMFIELD



# ADVOCATE

Fall 1996

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## Armfield Advocate Wins Three Times

Clark Robinson of Paoli Court, Lynne Lewicki of Old Chatwood Place, and the Silsby family of Armfield Farm Drive (currently residing in Australia) all submitted *Armfield Advocate* as their choice of name for this newsletter. This was selected as the winning entry, and all three winners have received a check from the Association to the value of a quarter's HOA dues.

Thank you to all contest entrants for your innovative ideas. Submissions included the *Armfield Community Crier*, *Armfield Farmers' Market*, *Armfield Activist*, *Armfield Arena*, *At Home In Armfield*, and many, many more.

We liked *Armfield Advocate* best because it's in keeping with the vision we have for the newsletter—a forum for community opinion, a means of communicating news of common interest, and a vehicle for advocating the broader interests and goals of our residents.

## From The Editors

How wonderful to receive so much positive feedback following the Summer edition of this newsletter. To all residents who wrote, called and e-mailed their messages to us, thanks for your support and, mostly, for taking the time to read our community-related news. We've included some of these responses to share with everyone on page 5.

This edition comes with a fresh new name and is filled with news you can use. Keep telling us what you think, and what you want to see published here.

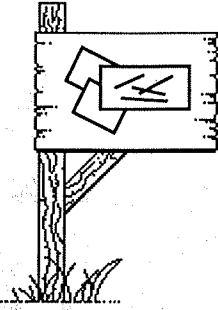
As we leave the balmy days of Summer behind us and head into the Fall, let's remember to prepare our homes and cars for the colder months, and take care of final home and yard repairs while the days are still long enough to do it. Sprucing up our individual properties now ensures that the greater Armfield property continues to look attractive, even when the sky is slate and the trees are bare.

Finally, if you have neighbors who might need help in the cold months to come, particularly if we have the kind of conditions that our last winter brought, bear them in mind, check on them when the weather gets miserable, and let an editor or Board member know if you think a resident in this community could use some assistance.

Happy Fall!

Jo Gordon, 709-8237 or [jogordon@erols.com](mailto:jogordon@erols.com)

Jeannette Borneman, 707-0394 or [JJBorneman@aol.com](mailto:JJBorneman@aol.com)



# Community Update

## Peterson Farm News

*Following Board President Rob Strupp's letter to Supervisor Michael Frey regarding Armfield residents' concerns about the Peterson Property, Rob received the following informal note from Frey's office on August 20:*

"I am today advised by the Office of Comprehensive Planning that a rezoning application on the Peterson property was accepted on August 13, 1996. The application number is RZ-96-Y-030, in the name of Dakota Development, Inc. As of today, there has been no assignment of a staff coordinator for the application.

Once assigned, the staff coordinator will gather information from various County agencies, analyze the proposal, and prepare a staff report and recommendation to approve or deny. The Planning Commission will hold a public hearing on the application and will make a recommendation to approve or deny. The Board of Supervisors will hold a public hearing and make the final decision. The time frame for all of this to occur is generally four to six months from the date of acceptance of the application. There are no scheduled public hearing dates at this time.

The citizens will have the opportunity to be involved throughout the entire process. The 3.352 acres is currently zoned R-1-Residential, one dwelling unit per acre, and could be developed 'by right' at that density. A rezoning is required to develop the property at the Comprehensive Plan density level of three to four dwelling units per acre. The rezoning application requests PDH-4 (Planned Development Housing-4 dwelling units per acre), and the development plan shows 12 lots (including the old farm house) at an overall density of 3.58 dwelling units per acre, with 20 percent open space. Armfield is zoned R5-Residential, five dwelling units per acre; Franklin Glen is zoned R-2-Residential, two dwelling units per acre."

Further developments will be noted in future issues of *Armfield Advocate*.

## Crime Watch!

Several incidents have taken place in the Saville Chase part of our community which have generated some concern, including, most significantly, an attempted child abduction. The alleged assailant is described as being a white male, about 5'9", with blonde hair, who was accompanied by a very large, light-colored dog. The man's appearance was dishevelled.

Police called to the scene noted that security in our community is very lax. Perhaps we have taken our safety for granted for too long, but many residents leave their garage doors open all the time, and cars are left unlocked in driveways. These are invitations to criminals, and we should all tighten our security belts in the interests of general public safety.

Several cars had their windows broken along Beech Down Drive recently. While car owners are not guilty of any crime for leaving their cars on the street, this is, once again, an invitation for vandals to do their work. We all have ample driveway space and should use our private drives, rather than the street, for parking. Aside from being an attraction for vandals, these cars reduce driver visibility. Let's not wait for a tragic accident to occur before we get these cars off the streets!

A reminder that the speed limit on Beech Down Drive is 25 mph. A number of Beech Down residents have said they intend to watch out for speeding cars, and report any residents who speed on this street. The point is to safeguard our children. Let's all make an effort to slow down!

## Stingrays Finish the Season

With the falling leaves and cooler temperatures, it is hard to believe that the pool was once open and we had a very active swim team using it every day. The Stingrays had a fun-filled Summer. This year, the team grew from 70 swimmers to 90! We had a 3-2 record for our

Saturday meets, participated in the Colonial League Relay Carnival, and sent 20 swimmers to the All Star Meet. It was a pretty good year!!

The team and coaches, Keith Poulsen and Wanda Rixon would like to extend a thank you to all the neighbors who supported the swim team fund raisers—the Spring Flower Sale and aquathon—we could not have done it without your generous support.

Most importantly, the team would like to thank all the parents for their dedication and hard work, because without your help we can not make this happen.

Information on forming the 1997 team will be available through the Spring issue of the *Armfield Advocate*. We will be looking forward to seeing many returning swimmers next Summer and lots of newcomers!

## Pool Party Rave

Three cheers for Social Committee Chair **Marcie McCauley** for the fabulous pool party on August 17. Over 300 people attended the event and there was fun for everyone in Armfield's finest pool party ever.

Six-foot subs, fried chicken, pasta, and delectable appetizers filled up the crowd, who swam, danced, caught up with neighbors and made new friends. The kids also had a blast, and put on a great show doing the electric slide. They went home with all sorts of goodies after rounding off the evening with ice-cream and brownies.

A whole sub was left over. This was donated to the Chantilly fire department.

Marcie extends her thanks to **Debbie Mowery** who solicited the door prizes, **Heather Makris** for help with setting up and cleaning up, and a special thank you to **Terri Donovan**, "without whose help I would have been stuck," says Marcie.

"The success of this pool party depends on having an accurate head count," Marcie says. "We had 310 people attend, but weren't expecting that many. Plans for next year are to publicize the event in the Spring newsletter, giving residents ample time to respond."

The pool party all but wiped out the social committee budget. However, there's enough left to squeeze in the next planned social event—the fire truck ride through our streets with Santa Claus in tow in December.

Anyone with ideas for future social events or questions for **Marcie** can reach her at **471-9604**.

## From the President...

Dear Neighbors,

Although many of us have resumed our back-to-school and Fall schedules, I wish to express the Board's appreciation for the marvelous job **Marcie McCauley** and her committee did in organizing August's spectacular pool party. This event continues to be the highlight of Summer at Armfield!

On a more serious note, this Summer brought several incidents of crime to our neighborhood. Some of this activity was targeted at specific individuals, while others were random. One resident, I was informed, was reluctant to call the police after seeing an unfamiliar person on the block because they were concerned the person's presence was legitimate. Please do not hesitate to call the authorities if something or someone seems out of place. It's best to err on the side of caution.

Our Neighborhood Watch has been somewhat dormant due to lack of community interest. Let's not wait for crime to escalate before we take these incidents more seriously. If you are interested in participating in the Neighborhood Watch, please contact **Toni Koch** at Armstrong Management or any **Board member**.

Finally, a development application has been filed with Fairfax County concerning the Peterson tract on Lees Corner Road. I have been in touch with Supervisor Frey's office and they have promised to keep the community informed of developments.

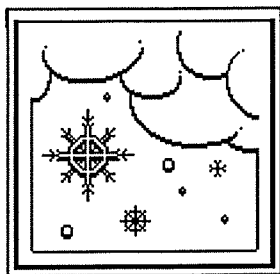
If you have a concern or topic you would like me to address in this column, please contact me and let me know.

**Rob Strupp**  
471-1152

### October Board Meeting Rescheduled

Please note the October Board meeting has been changed to **Thursday, October 17**. The meeting will be held in the cafeteria at Lee's Corner Elementary School. The Board meeting will start at 6:30 p.m. and a general meeting will follow at 7:30 p.m. All are welcome.

The general meeting beginning at 7:30 p.m. will feature two guest speakers: **Supervisor Michael Frey** who will provide an update on the proposed Peterson Farm development; and **Paul McAdam** who will address zoning reinforcement. These are issues directly impacting our community and residents are encouraged to attend to voice concerns and have questions answered. It's also a great way to meet your neighbors!



# Worth Noting

## Preparing for the Big Freeze

How many of us were caught napping last year by the intensity of the winter? I suspect that most of us could have been better prepared. Here are some easy tips for preparing our homes and vehicles.

Each year, the big chill descends on us, and each year we act as if we're insulted by the season's trials. While we don't yet know how many blizzards are headed our way, or how many inches of ice we'll have to contend with, we can winterize and prepare our homes and vehicles so that we maximize our safety and reduce the stress that often accompanies bad weather.

4

**...we can winterize and prepare our homes and vehicles so that we maximize our safety...**

If you have infants or young children in the house, it's a good idea to stock up on dried or evaporated milk. Staple products like milk and bread fly off supermarket shelves when snow is predicted, so keep your own personal hoard. Bread can be frozen successfully for months, and dried milk, if properly stored, will keep for a long time too. Canned soup, packaged pasta, frozen hotdogs, dried cereals, and a handful of prepared meals are handy stand-bys.

Even easier to store are products like toilet tissue which always seem to be in short supply when blizzards hit.

If you commute, particularly with children, be sure to have adequate stocks in your car in the event of being stranded or stuck during unusually long backups. Bottled water, dry crackers, canned, ready-to-use milk formula, a handful of diapers, and a couple of warm blankets are essential. Also mighty helpful are flares, a sturdy shovel, and a pair of warm gloves.

Have your car serviced regularly, and check that anti-freeze is in good supply before the cold hits. If warming up your car in the garage in the mornings is part of your routine, be sure to open the garage door first so that carbon monoxide poisoning isn't added to your list of winter problems.

Check your house's windows and doors for tight seals, and it's a very good idea to have your heating unit serviced in the Fall. Insulate outside water pipes well and be sure to leave a faucet partially open when freezing weather is forecast so that pipes don't freeze and burst.

If we do find ourselves in the thick of a snow and ice storm, stay as close to home as you can, commuting only if absolutely necessary. Area roads can be treacherous. If your vehicle is not equipped for adverse conditions, get a ride with a neighbor or friend, or make use of public transportation. It may take longer, but it's safer.

Exercise common sense in your approach to the winter months, for the safety and comfort of all who live under your roof and who travel in your vehicles.

**Exercise common sense in your approach to the winter months, for the safety and comfort of all who live under your roof and who travel in your vehicles.**

And, finally, don't forget about elderly or ailing neighbors who could use a hand. Offer your assistance and follow through so that we prevent tragedies in the winter of 1996/97.

Any winterizing tips from Armfield residents are welcome. Send them to an editor for publication in the Winter 1996 issue of the *Armfield Advocate*.

## Deadline for Filing Polybutylene Claims

Polybutylene plumbing pipes and lines installed in homes in the 1980s are subject to a class action lawsuit based on pipe failure and leaks. Many homes in this community are fitted with these pipes which are gray, black or silver when used inside and blue when used in yards. The settlement does not include white CPVC or PVC pipes.

Polybutylene pipes fail by leaking or bursting at the fittings from poor installation or from corrosion caused by the chlorine found in drinking water. Failures are reported to occur more frequently in hot water supply lines. An estimated six-million homeowners nationwide, including 40,000 in Maryland and Northern Virginia, may have claims for replacement and damages.

Shell Oil Company and Hoechst Celanese Corporation were sued in Tennessee in a class action suit. A \$950 million settlement was reached in December, 1995, but has been subject to appeals.

In the settlement, up to \$75 million is to be used for reimbursement of costs of replacing pipes and repairing damages as a result of leaks that occurred prior to August 21, 1995. If the claims total more than this amount, payment will be made on a pro rata basis. No distributions are to be made after August 21, 1997, for leaks that occurred before August 21, 1995.

The remainder of the settlement is to pay for new leaks and replumbing of polybutylene piping, processing costs, \$35 million for legal fees and \$12 million for advertising the terms of the settlement and availability of claims forms.

Qualifying leaks are those that can be shown to have a verifiable failure of a component of a polybutylene plumbing system, but does not include a leak in the first year of installation if covered by a builder or contractor warranty; a leak that occurs as a result of abuse; or a leak in a valve or riser that can be repaired without opening a wall. Eligible claimants must have had the polybutylene plumbing installed between January 1, 1978 and July 31, 1995.

Claim forms can be obtained by calling 1-800-876-4698.

## Your Letters

*Letters for publication are welcome. They may be edited for space. You may request to have your name withheld, if you wish, but preference will be given to signed letters. Please include your name and address with all correspondence to the editors. Here is a sample of some of the warm responses we received.*

### In Touch From Australia...

We were thrilled to receive the newsletter and see that the HOA hasn't fallen apart! It is the first news that we have received on the community in over a year.

We own (a property on Armfield Farm Drive), but have relocated to Australia for three years due to my husband's job. We will return home to Chantilly in May, 1998. Until then, we will continue to miss the neighborhood, our house, and the changing of the seasons. Our Summer is nine months long!

Our children especially miss their friends and the pool in Armfield, but enjoy living in Australia. They have visited unique and wonderful places on this side of the world. Megan is six and is completing first grade. She has picked up an Australian accent in no time since she goes to an Australian school. Shannon, almost four, begins school soon.

We had an Australian addition to the family when Patrick was born on March 4. We'll be introducing him to the USA, along with all his relatives, when we return to America to visit at Christmas.

Keep up the good work. It means a great deal to us to hear about our community.

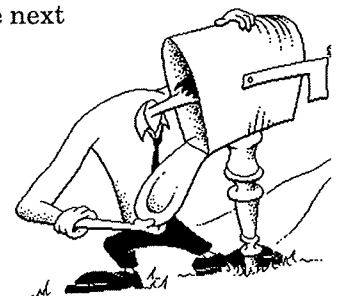
*Maryellen and Bob Silsby  
Alice Springs, Australia  
via e-mail*

### Fresh and Informative!

A job well done on the latest revised newsletter. It was fresh and very informative. The articles addressed key issues that all of our neighbors need to be aware of. I only hope that they read it and take heed.

Thanks to you and the team.  
I look forward to the next edition.

*Dean Guerro  
via e-mail*





# Community Regulations

## New Rules for Architectural Structures

*Recently the Board reviewed and revised two sections of the Home Owners Regulations regarding architectural structures to better meet the changing needs of our community. These two updated sections are published here for your convenience. Questions relating to these amendments should be directed to our Architectural Review Committee (ARC) chair, Eric Hansen at 437-1524 or our property manager Toni Koch at 385-1133.*

### Satellite Dishes and Antennas

In compliance with Federal (FCC) regulations, television broadcast antennas are permitted to be installed on a home. Masts higher than twelve feet (12') may be subject to local permitting requirements. Mini-satellite dishes (a dishA antenna) designed to receive direct broadcast satellite service, including direct-to-home satellite service, and MMDS (wireless cable) antennas are permitted to be installed on a lot. Such antennas may be mounted on masts to reach the height needed to establish line-of-sight contact with the transmitter. Masts higher than twelve feet (12') may be subject to local permitting requirements.

Any resident wishing to install one of the above types of antennas on their lot must register the antenna with the Association upon installation. Registration should be in the form of written notification that the antenna has been installed, the type (design) of antenna, location, and dimensions, including height/elevation.

When possible, antennas should be placed in rear yards unless this location would not permit reception of an acceptable quality signal. If rear yard placement is not feasible, antennas should be placed in the most aesthetically pleasing location possible which would not impair reception of an acceptable quality signal. Satellite dishes may not exceed 39" in diameter, regardless of the size of the lot. Although screening is not required, residents may be required to paint an antenna in a fashion that will not interfere with reception so that it blends into the background against which it is mounted.

### Basketball Hoops, Flags, and Banners

Basketball hoops, flags, seasonal banners, and other decorations displayed in a temporary fashion, from either the residence or non-permanent supports (such as temporary flag poles and basketball goals) do not require approval of the ARC. Applications must be submitted for all permanent structures intended for flags, banners, or basketball goals and will be approved on a case-by-case basis. It is acceptable to apply for an installation which will utilize a sleeve in the ground for a post to slide into as long as concrete supports the post. The concrete area should not exceed 18" square, but the concrete does not have to extend to the surface. Support posts or structures must be able to be readily removed from the ground without excavation or demolition in order to be considered temporary. No posts may be placed between the sidewalk and the street, or equivalent distance where there is not sidewalk. Hoops may not be affixed to the home.

## Out Walking the Dog

### But Not Without The Pooper-Scooper!

It's wonderful to see Armfield home owners and their pets take leisurely strolls down our streets. Companion animals add to the quality of all our lives, but can invoke the wrath of neighbors when they leave unwelcome deposits.

Fairfax County Leash and Pooper Scooper Laws are very specific. Chapter 41 of Fairfax County Code, General Ordinances, "Animals and Fowl," requires pets to be leashed when walked and kept from trespassing onto neighbors properties. Additionally, pet owners are required to clean up after their animals.

Our Association's requirements are in compliance with the County Code to ensure that pets do not become a nuisance to neighbors or the community at large. Let's be mindful of the rules, for the benefit and protection of all.



## FYI: Recent Court Rulings

*Common Interests*, Summer 1996, reports that a homeowner refused to mow his lawn, claiming that the Fairfax County ordinance violated the Thirteenth Amendment of the federal Constitution (prohibiting slavery). Its effect, he argued, was to "force landowners to toil and expend their money to secure the financial interest or profits of others on home resales."

Noting that tall grass attracts snakes and rodents, the Court (Goldbecker v. Board of Supervisors; Fairfax Circuit Court) upheld the ordinance in the interest of public safety, health and welfare.

*Common Interests* also reports that a homeowner delivered notice to an association that he had paid off his mortgage and was "seceding" from the HOA. He was no longer willing, he said, to pay annual assessments.

Judgement in this case (Starlit Ponds Homeowners Association v. Metzger, Fairfax County General District Court) was granted for the Association. A homeowner, the Court said, could not unilaterally remove himself from the Association because his deed conveyed the property to him subject to the covenants that were in his chain of title. These covenants did not allow termination of membership, unless the homeowners agreed to amend the Declaration.

## Multi-Way Stop Signs? Your Vote is Needed!

For some time, residents have complained about speeding vehicles on our streets, particularly along Beech Down and Armfield Farm Drives. The Board is exploring the possibility of having the Virginia Department of Transportation (VDOT) install stop signs on Beech Down Drive at the intersection with Southernwood Court, and on Armfield Farm Drive at the intersection with Old Chatwood Place. VDOT will agree to the installations, only if the community supports these speed-reducing measures.

**The Benefits vs. Negatives.** The benefits of multi-way stop signs are obvious—reducing speed and the safety hazard posed to pedestrians, particularly our children and traffic. But VDOT also wants us to recognize and accept potential negative impacts these signs might cause. These include: negative impact on travel times; reduced motorist compliance with the requirement the sign imposes; difficult for police to enforce; parking restrictions within 30 feet of stop signs; and the potential for increased noise and air pollution.

These negative impacts may not all apply to our community and some of them are things we could probably live with happily if drivers recognized and obeyed the posted speed limits. Only residents can decide whether these stop signs would be a benefit to the community.

Therefore, residents are asked to complete the ballot form below, indicating their approval or disapproval for the proposed stop signs and deliver it to Board member **Dan Gordon** at 3644 Beech Down Drive by **October 31, 1996**.

### Multi-Way Stop Sign Ballot

Please cut along the dotted line above, and deliver the completed ballot to **Dan Gordon, 3644 Beech Down Drive, Chantilly, Virginia 20151**, by **October 31, 1996**.

I have been informed of and understand the potential benefits and negative impacts on the Armfield Farm community should multi-way stop signs be installed on Beech Down Drive (at the intersection with Southernwood Court) and on Armfield Farm Drive (at the intersection with Old Chatwood Place).

Accordingly, I

☐

Approve

☐

Disapprove

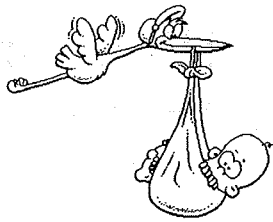
of installing these multi-way stop signs as a speed-reducing measure.

Name:

Address:

Telephone Number:

Signature:



# Odds & Ends

## Congratulations!

- ⊗ Robin and Steve Spero and daughter Erica of Paoli Court welcomed a son and brother—Jonathan Peter, born July 29, weighing in at 6 lbs. 6 oz.
- ⊗ Doug and Elizabeth Wagstaff of Beech Down Drive welcomed the arrival of son William Michael, born August 8, weighing in at 6 lbs. 8 oz.

*New to the neighborhood? New additions to your family? Contact an editor so we can share your good news!*



**Dianne Howard**  
Independent Tupperware  
Executive Manager

3823 Beech Down Dr.  
Chantilly, VA 22021  
703 378 6307

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**Tupperware®**

## Armfield Directory

### Board of Directors

Deborah Broderick, Vice President	709-8360
Dan Gordon, Secretary	709-8237
Mauricio Herman, Asst. Secretary	834-0723
Ann Meier, Treasurer	478-3490
Rob Strupp, President	471-1152

### Armstrong Management Services

Toni Koch	385-1133 ext. 3228
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### Architectural Review Committee

Eric Hansen	437-1524
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### Grounds Committee

Terri Donovan	834-1136
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### Pool Committee

Sue Kovalcik	318-0677
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### Social Committee

Marcie McCauley	471-9604
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### Swim Team

Keith Poulsen	378-9606
Wanda Rixon	471-9850

### Newsletter Editors

Jeannette Bomeman	707-0394
Jo Gordon	709-8237

Armstrong Management Services, Inc.  
3959 Pender Drive, Suite 205  
Fairfax, Virginia 22030

## On the Calendar...

Board meetings are held on every third Tuesday of the month and are open to all residents. Meetings are held at Armstrong Management Services' offices, located at 3959 Pender Drive, Suite 205, Fairfax, in the conference room at 7:30 p.m.

### HOA Board Meetings

October 17 – Meeting in Lee's Corner Elementary Cafeteria at 6:30 p.m.  
Special General Meeting at 7:30 p.m. (see page 3.)

November 19

December 17

### Fire Truck Ride with Santa Claus

December TBD – Look for notices on the Sandwich Boards!