

ARMFIELD



ADVOCATE

Fall 1998

What's Happening!

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After a Five Year Reprieve, Dues Increase is Necessary

By Mauricio Herman, Armfield HOA Treasurer, 834-0723

At the September meeting, the Armfield Board of Directors discussed and approved the annual budget for 1999. The basic criteria that prevailed was the need to maintain a balanced budget, while keeping a close rein on regular expenditures and initiating new projects that could be funded without undue strain on the Association's equity fund.

As you might be aware, a substantial investment in the pool house is under consideration. The first stage is construction of a new elaborate tot lot intended to be highly visible to the community and add value to the Armfield property. This will cost approximately \$33,000. Additionally, a volleyball court will be excavated and graded for another \$5,000.

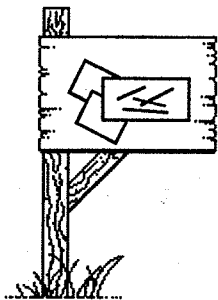
The second stage of the pool house upgrade includes the possibility of converting the existing pool house into an all-year-round clubhouse. We are in the process of exploring this idea, preparing cost estimates and commissioning an architectural drawing. The Board is excited at the prospect of being able to provide the Association with such an attractive and useful amenity.

Our current Equity Fund would be able to absorb these investments. However, the likelihood of other expenditures cropping up in the next few years suggests that a pay-as-you-go scheme would be financially prudent. On the other hand, the Reserve Study recently undertaken recommended an increase of over 40 percent (from \$12,099 to \$17,683) in the Association's annual allocation in order to properly fund repairs and replacements. These funds are held separately and are not used for ordinary or capital expenditures, so that they can be readily available for costly repairs and replacements to our common grounds.

Faced with these present and future obligations, the Board has decided that a small increase in HOA dues would be a better alternative to the establishment of a special assessment to cover the costs of contemplated capital improvements. Quarterly dues will therefore be increased from \$84 to \$89, or just over 5 percent. This is the first dues increase levied on our homeowners in five years and, as such, is well below the rate of inflation. For an extra \$5 each quarter, we will be seeing the implementation of some dramatic projects in the near future that every Armfield family can take advantage of.

The dues increase takes effect 11/1/99

At our last Annual Meeting, I took pride in the fact that dues had not been increased yet again. However, I did indicate that a Reserve Study was underway to determine whether or not the Association was adequately funded. The Board will continue to strive to keep costs down, while ensuring that get your money's worth when living in this community.



Community Update

Community Rules Ensure Rights, Benefits of Home Ownership

Extracted from an article written by Joseph Conlon in the "Capital District Business Review": Nov. 10, 1997

Changing demographics, the desire for more leisure time, a carefree lifestyle and recreational facilities, as well as the continuing housing affordability crisis, have resulted in the increased development of community associations. Today, an estimated 32 million people in America live in community associations.

When any group of people share property, rules must be set down for its use. By sharing property, owners can afford to be located on choice real estate parcels. Community members have unrestricted use of well-maintained grounds for their enjoyment. Alone, few of us can afford swimming pools, tennis and basketball courts, walking trails and fishing ponds, as well as community clubhouses and more. Many of these amenities are available to community associations, without individual home owners being responsible for their maintenance.

The uniqueness of community living prescribes the necessity to maintain standards of living, and compliance with these standards is necessary to promote harmonious coexistence. Community associations act as mini governments. Their affairs are administered by boards of directors.

Living standards and guidelines govern the community in three areas: use of common property and individual lots to perpetuate harmonious neighborly relations; changes in architectural or exterior appearance to establish and preserve uniformity to protect property values; and conduct of residents, guests and others to ensure peaceful coexistence.

Because these standards are incorporated into each property owner's deed, their benefit will endure with the land and not be left to the whims of succeeding owners.

Community association living is not the choice for every individual. The wise and experienced home owner values that these commonly accepted standards aim to maintain an attractive and consistent appearance and neighborhood atmosphere, protecting and enhancing the owner's investment and quality of living.

Armfield Committee Tackles Land Use Issues

by Joe Sherrier, 742-7748

On Monday, September 14, Fairfax County's Board of Supervisors voted to approve the construction of a gas station/mini-mart at the intersection of Metrotech Drive and Centreville Road. This project was approved despite the fact that the Planning Board recommended that the application be denied, and despite the objection of the Armfield HOA.

The project was approved by the Board for the following reasons:

1. The Comprehensive Plan only stated that free standing auto-oriented uses should be "discouraged." Since the Plan did not use the word "prohibit," the Board used this as a loophole in the Plan.
2. The lack of opposition from other Homeowner's groups.
3. The active support of Supervisor Michael Frey.

We are considering our options in appealing this decision, since we object to this end-around the Comprehensive Plan.

We have many other issues that directly affect our neighborhood, and the Land Use Committee needs your input. Upcoming issues include the expansion of Centreville Road and the construction of the Dulles Air and Space Museum. If you are interested in learning more about how these and other issues can affect property values and the future of the community, contact Joe Sherrier at 742-7748, or Deborah Broderick, HOA President at 709-8360.

Board Decision on Playground Donation

As many of you may already be aware, Lee's Corner Elementary PTA is in the process of raising funds for a new school playground. To date, the PTA has been very successful in receiving donations from our neighboring communities. One neighboring homeowner's association is matching donations made by their residents and another has donated \$2,500.

Our board would like to be as generous as possible, however, we have just recently allocated a sizeable amount of our budget to construct a new playground by the Armfield pool.

We are seeking your input on this matter. Please contact Ann Meier at 478-3499 with our suggestions. Some possible donations are listed below.

- a. \$500.00 or less
- b. more than \$500.00
- c. match residents donations
- d. other suggestions

Please see related story "Lees Corner Elementary Playground," on page 9.

Editors' Notes

By Jo Gordon, 709-8237, and Jeannette Borneman, 707-0394

For the past two years, we have enjoyed managing this newsletter, striving to bring you news you can use and interesting stories from our community. The time has come, though, to increase the newsletter's volunteer staff so that we can benefit from fresh input and a reduced time commitment.

Are there any budding journalists out there who would like to help out? Any assistance you can offer would be valuable. We need someone to make quarterly calls to committee representatives and Board members, reminding them of upcoming issues and soliciting story ideas. We need a school liaison to keep us in the loop as far as local school activities are concerned; and a sports enthusiast to inform us of local events and results. It would be great to have a local business person on board to keep us in touch with the local business community's pulse. Those are just a few ideas. We'd love to hear yours.

Both of us have full-time jobs and small children. We make time to bring you this newsletter because we believe it is an important communication tool. But, we need some help. Please call us with your suggestions.

Fundraiser for Pool Improvements

Our neighborhood is sponsoring a cookbook sale to raise money towards pool improvements. We are selling Recipe's from the Heart Cookbook, by Pampered Chef. The cost of the cookbooks are \$10.00 each. Every book sold raises \$4.00 for our pool improvement fund. These cookbooks have over 200 pages of fun and delicious recipes which are easy to prepare. They will make a wonderful addition to your own kitchen as well as excellent gifts for family, friends, teachers etc. To order your cookbooks, call Eleanor Weaver at 471-6258. The books are available immediately.

Halloween and Santa Socials

by Mary Swanbery and Annette Rhoads

Plans are underway for the fall and winter, in particular for Halloween and Christmas activities. Please watch for sign board notices at the community entrances with event specifics.

A Halloween Parade took place on Saturday, October 24, followed by goodies at the poolhouse. Young frightful and delightful trick-or-treaters came to show off their costumes. The parade route began at the pool parking lot, onto Armfield Farm Drive, and up to Old Chatwood Place before returning to the pool parking lot.

Santa's coming to the Armfield Farm community! He'll be riding through the development on a fire engine provided by the Fair Oaks volunteer firemen on either Saturday, December 12 or 19. We will post the date and time in early December. Be on the lookout for a man in a red suit around the holidays!

Future Events The social committee will be planning additional events for the spring. Please watch for information on these activities in the next Armfield Advocate and on notices posted at the entrances to the community.

Finally, we'd like to welcome our four new committee members - Lisa Clem, Peggy Cook, Hally Dolan, and Ellen Smyth. We'd also like to extend an invitation to those of you in the community who may be interested in joining us. If you are interested, please call Annette Rhoads at 471-6895 or Mary Swanbery at 435-8207.



Worth Noting

Development Issues Take Center Stage

By Deborah Broderick, HOA President, 709-8360

The Armfield Farm Subdivision is a community of 470 homes likely to feel the impact of nearby development surrounding our community. This development will take place over the next five years and may have lasting adverse effects on all of us. I urge every homeowner to become involved with our Land Use Committee, and/or to sign up to speak at the meetings that will be held on proposed zoning changes or special exceptions to existing zoning, and to pay close attention to those large signs (with small writing) posted on properties surrounding our community. These signs are frequently considered "adequate notice" to us of proposed developments surrounding our community.

Last spring, following our Annual Meeting, a group of Armfield citizens formed our Land Use Committee. Their purpose was to investigate and be heard on the proposed rezoning of 10+ acres south of our development. Joe Sherrier headed this group, which met several times. They did research, signed up and spoke at public meetings, wrote letters, called supervisors, etc. The project to rezone the 10+ acres has been shelved, for the time being.

While our volunteers were in the process of dealing with the 10+ acres, another developer proposed a special exception to build a gas station mini-mart on the Sully Shopping Center property. Since our Land Use Committee was already in existence, it was able to address

this issue as well. The likelihood of defeating this proposal was smaller, because the property was already zoned C-8, but nonetheless, Joe and his group of volunteers were pro-active, organized, knowledgeable, and presented our community's concerns to the Board of Supervisors. Although the Board of Supervisors approved the special exception, a message was sent to this developer and to the Board of Supervisors that we will fight any adverse uses. We, the Board of Directors and our Homeowners appreciate the time and effort expended by every member of the Land Use Committee.

There is no doubt that becoming involved with this, in any capacity, will take some of your time, and, in some cases, more time than you prefer. However, we have all invested significant amounts of money and time in our homes. We will not be able to adequately protect our investment without a joint effort from the community.

Joe has already volunteered to attend the Sully District Meetings held the first Monday of every month in Michael Frey's office. However, we need a volunteer to head our Land Use Committee, and we need other volunteers to help out with writing letters, attending meetings, calling county officials, doing research and keeping the community informed. Ideally, it would be best to have at least one representative from every street and/or neighborhood, and for this to be a standing committee that can be called upon whenever needed. If you can volunteer, please call Joe Sherrier at 742-7748.

Communications are Key

By Deborah Broderick, HOA President, 709-8360

The Board is presently looking into the possibility of using the Internet, with the development of a web site, in order to disseminate information to homeowners rapidly. Particularly with all the changes affecting our community, the need to interact with residents is essential.

We love the *Armfield Advocate* and appreciate the efforts by Jo Gordon and Jeannette Borneman in producing each quarterly edition. Both of our editors have young children and jobs, but find the time to devote to producing a fabulous newsletter. We are not looking to replace the newsletter with the web site, but are simply looking for a way to get information to homeowners

quickly. Other communities have community centers or town halls where they can post information or hold meetings. Our pool house lacks heat to conduct a meeting, or even a vestibule to post information. If you have expertise in designing a web site, or can help us in maintaining a web site, please call Deb Broderick at 709-5687.

Chantilly Crossing, Our new neighbors The 11 new homes being built on Lees Corner Road and bordering our community are four bedrooms, 2 + bath single-family homes, with 2,600 square feet and unfinished basements. They are situated on approximately 8,000 square feet lots. They are priced from \$300,000. Homeowners will have the ability to join our pool and use the facilities by paying a fee slightly higher than our annual HOA fee.

Developments Affecting our Neighborhood

By Deborah Broderick, HOA President, 709-8360

NORTH - Franklin Middle School This past summer, the owners of the property located at 3411 Lees Corner Rd., submitted a Land Use Permit to the Board of Zoning Appeals to allow them to operate a Montessori School on their property. Since the application is for a "permit" and not a land use change or exception, many of the procedural protections usually involved in permitting such a use were not required. For example, this approval required only 15 days notice before a single meeting in which the Board of Zoning Appeals approved it. The approval of this Special Permit is limited by 13 factors. Homeowners interested in monitoring compliance with the stated limitations are encouraged to contact Deborah Broderick for additional information.

WEST - across from Centreville Rd. Last year, 20 acres of property along Centreville Road (north of the storage unit) was acquired by a Catholic Church. The Catholic Archdiocese is planning to build a school within the next five to ten years, depending on when they raise the funds. Following the school, and based on additional funding, they will build a church.

Many vacant properties are being looked at by developers along Centreville Rd., south of the Catholic Archdiocese property and the storage unit property. As the building of the Smithsonian Museum approaches (estimated completion 2002), we can count on developers being interested in this property. Property along Centreville Road is zoned Industrial. No housing developments are permitted due to the proximity to the airport.

SOUTH - Sully Shopping Center (K-Mart) The property closest to the Baby Super Store and continuing out to Centreville Road is zoned C-8. It is and has been part of the shopping center property, but simply has not been developed - until now. The owner/developer plans to build a 120-room weekly suites hotel and a gas station on the six acres that comprise this property. No approval was needed to build the hotel, since the property has been zoned C-8 for a long time now. All gas stations require special exceptions and the Board of Supervisors approved a special exception to permit the gas station mini mart, which will front Metrotech Drive.

This past spring another developer proposed to re-zone 10+ acres from residential to commercial use. These 10+ acres are located south of our community and north of Sully Shopping Center (K-Mart). The proposal included the development of a 37,000-square-foot retail center consisting of a service station mini-mart with car wash, two fast food restaurants, a drive-through bank, a drive-through drug store and two retail buildings. This development could be less than 1000 feet from the backyards of Southernwood Court. The development has been shelved, for now!

There are approximately 60 acres that make up the Chantilly/Ox Hill Sub-division located along Lowe Street and Louise Avenue. There are approximately 22 single-family homes on lots averaging 1/2 acres, a single-family dwelling on one acre and seven undeveloped lots. To encourage consolidation of this area, the Comprehensive Plan permits an option for residential use at 5-8 dwelling units per acre if 85 percent of the owners agree on a unified development. To date this area is still zoned R-1, as 85 percent of the owners have not accepted a unified development.

EAST - Lees Corner Road Apart from the Montessori School property listed above, the only other undeveloped property is Chantilly Crossing, which is currently in the process of being developed. This property contains the old farmhouse, which will remain. Eleven new single-family homes are planned for this property, the first one has been built.

Lees Corner Road I have heard that this road will be expanded to four lanes. However, I have spoken with Charlotte Cable in Supervisor Frey's office and the fax she sent me shows that the road will remain two lanes.

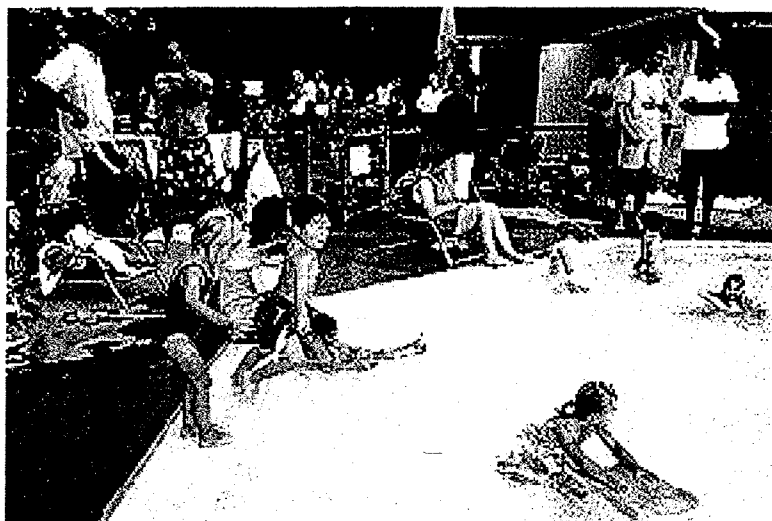
Centreville Road The plan is to expand this road to six lanes, however, funds are not available to accomplish this, yet!

National Air and Space Museum - Dulles Center The museum will be built by the Federal Government on 185 acres of Dulles Airport property located near the intersection of Rt. 28 and Rt. 50. The museum is slated to open in 2002, and will continue to move in its collections through 2004.

It is estimated that three million visitors will visit the museum to enjoy over 180 aircraft and 100 spacecraft, including the Space Shuttle Enterprise, an SR-71 Blackbird reconnaissance aircraft, the Dash 80 prototype of the Boeing 707, the B-29 Superfortress Enola Gay and many other flying gems for the first time in a museum setting. There will be over 700,000 square feet of space for exhibit hangars, restoration shop, collections storage, classrooms, archives, large format theater, restaurants, and gift shops.

The expansion of Centreville Road and other neighboring roads* will likely be driven by the opening of the museum, although the improvements were planned before the museum was approved for this site. The opening may simply expedite their expansion. Metrorail service to the museum has been, and continues to be discussed, but no proposals have been formally introduced and no funding is in place.

**West Ox, Stringfellow, and Rugby Rd., all north of Rt. 50 are planned for four lane expansions. Thompson Rd. is planned for six lanes and will intersect Rugby Rd. and reach Rt. 50.*



Pool Party Makes A Splash

by Mary Swanbery and Annette Rhoads

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The social committee got off to a busy start this summer with ice cream socials in June and July and the pool party in August. The pool party was a big success with over 400 attendees! We would like to thank the committee members, the lifeguards, and the volunteers for their time and hard work. You all did a great job! Also, a big thank you to the following local merchants who contributed door prizes and contest awards for the pool party:

A Secret Garden Florist,
Kiari's Coffee,
Backyard Grill and Bar,
Max Pizza,
Blockbuster Video,
Memphis Bar-B-Q,
Bungalow Billiards,
Milwaukee Frozen Custard,
Dairy Queen,
Papa John's Pizza,
Dan's Golf Shop,
Roula's Flowers of Chantilly,
Giant Food Store,
Village Epicure.



Everyone enjoyed the great food and company.



Armfield kids lined up and waited happily for a turn on the moonbounce.



The guest clown entertained Armfield kids for hours with custom-made balloon creations.



The pool was put to good use as moms, dads and their kids took advantage of a gorgeous day to get wet, meet neighbors and indulge in some great food.

Older kids and teens enjoyed volleyball on the lawn behind the pool.



More Community News

Management Report

Community Snow Removal

Summer is coming to a close, and unfortunately, a winter of snow and ice is soon to be upon us. In a harsh winter, the Virginia Department of Transportation has a difficult time keeping up with the storms and clearing the main roads and highways. Needless to say, homeowner's associations with state-maintained roads tend to be last on the list for plowing and sanding.

Unfortunately, Armfield is one of those communities with state-maintained roads which fall under VDOT's responsibility. In many cases, the plows do not get to the property for quite a while after the storm has hit. In the meantime, residents are forced to "fend for themselves" and try to dig themselves out of the community.

Homeowners may try requesting VDOT to send plows to the property in a more timely manner by calling 934-0500 or 359-1220.

ATVs, Dirt Bikes Cause Hazardous Conditions

Motorized vehicles, dirt bikes, go-carts, etc. are not permitted on the Association's common area or sidewalks. These vehicles create a hazard to neighbors and children and are strictly prohibited. If any resident notices these types of vehicles being ridden on common area, please contact the non-emergency number for Fairfax County Police 691-2131.

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Board Notes

Dan Gordon, Armfield HOA Secretary, 709-8237

Here follows a summary of Board activities from July through September. If you have questions about anything mentioned below, please contact me or one of the Board members.

Administrative: Monthly Board meetings will now be held on the third Thursday of every month, beginning with the August Board Meeting.

Two children were expelled from the pool grounds during the 1998 pool season, while another four children were disciplined by requiring that their parents accompany them to the pool grounds during the 1998 pool season.

Operations: New stack chairs and umbrellas bases were delivered for the 1998 pool season. New replacement signs around the community have been ordered and installed. Graffiti on the basketball court, post and backboard, the storm water management area at Springhaven Drive, has been removed and/or painted over. The new tot-lot and volleyball court for the area next to the pool grounds has been approved and will be installed in the Spring of 1999. Fence and sign repair/replacement for the Bokel Drive entrance has been approved and will commence in October 1998. A larger dumpster was ordered for the pool area. A meeting was held between Management, Board members, and the various contractors

involved, including the manufacturer of the paint, regarding the peeling paint problems within the pool house. Results will be forthcoming. Extra performance specifications shall be included in the next upcoming pool management contract, to try to rectify recurring problems during the pool season. Proposals are in the works for repair/renovation/replacement of the interior fixtures within the pool house.

Financial: A debtor status report from the Association's attorney was presented to the Board. Financial statements for the period ending August 31, 1998 were presented to the Board, and approved. The FY99 Draft II Budget was approved, but with several changes:

- A quarterly assessment increase from \$84 to \$89.

- An increase of \$500 will be added to the Social Committee Budget.

- A new budgetary line item will be created for the Pool—Club House expansion.

- A home that has been foreclosed that had an outstanding balance on the books has been written-off.

- CD's maturation dates will be re-arranged, to better facilitate cash flow.

TRACON Community Meetings

The Federal Aviation Administration (FAA), in conjunction with the Metropolitan Washington Council of Governments, will host three community meetings in late October and early November. These meetings will address the FAA's proposed Potomac Consolidated Terminal Radar Approach Control (TRACON) project.

TRACON provides radar air traffic control services to aircraft operating beyond five miles and generally within 50 miles of an airport. The project proposes to consolidate four existing TRACONs located at BWI Airport, Ronald Reagan Washington National Airport, Dulles International Airport and Andrews Air Force Base into one new facility.

In addition to the proposed infrastructure improvements, the project will examine possible changes to aircraft routes and altitudes in a 75-mile area around Washington. The purpose of this is to determine if any new air traffic control procedures can be implemented to take advantage of the TRACON facility consolidation, improved aircraft performance, and new air traffic control technologies.

Community meetings will be held from 7 pm to 9 pm as follows:

October 27 at the Metropolitan Washington Council of Governments, 777 North Capitol Street, NE, DC;

October 28 at the Montgomery County Council, 100 Maryland Avenue, Rockville, MD;

November 12 at the National Rural Electric Cooperative Association, 4301 Wilson Blvd., Arlington, VA.

If you have any questions about this project, call Joe Champley at 1 800 762-9531.

Volunteers Needed

The Virginia Cooperative Extension AmeriCorps Project is looking for volunteers to work as tutors, 4-H project leaders and mentors. The Project works to strengthen limited resource communities by providing youth with customized educational programs. Anyone interested should call Holly Hartig, project director, at 324-5314.

The Naomi Project teams mentoring mothers with mothers in the community who are considered at risk – educationally, financially and/or medically. Mentors are provided with training, tremendous support and resources before being matched with needy mothers. If you have about four hours per month to spare, this is a very worthy cause. To sign up for training or to get further information, call Peggy Ferguson at 860-2633.

Lees Corner Elementary Playground

By Tim Lisko, 319-4393

The Lees Corner Elementary School and PTA have determined that a new, improved playground is needed. A Playground Committee has been formed to develop a plan, raise funds and install a new playground. It is a Fairfax County Public School policy to upgrade school playgrounds consistent with the capital improvement/renovation to individual schools. This cycle is about 20 years and Lees Corner is 12 years old. The school is responsible for any major upgrades to its playground outside this cycle.

The Playground Committee will raise money for the playground by soliciting parents, homeowner associations and local companies. Elementary school-aged children in Armfield attend Lees Corner Elementary school. It's our school and our responsibility to provide the best possible learning environment for our kids. A well-rounded education includes physical activity in addition to academics. A playground provides this outlet.

An additional benefit to parents will be weekend and after school access to a fun and challenging playground.

As local homeowners, we have a vested interest in supporting this initiative. The better the local schools are perceived to be, the more desirable the community is to prospective homeowners. The external appearance of a school often communicates to "would-be" homeowners the overall quality of education, so it is in the homeowner's interest to have a nice playground at Lees Corner Elementary.

Many companies contribute to causes that are important to their communities to foster good relationships with residents. Good relationships translate into sales, improving their "bottom line!" In short, contributing to the playground at Lees Corner School is just good business!

If you are interested in joining the Playground Committee or contributing to the Playground Fund please contact Lees Corner Elementary School at 266-9510.

See related story on "Board Decision on Playground Donation," page 3.



Neighborhood Watch!

Who's Watching Your Neighborhood?

by Richard Borneman, Neighborhood Watch Committee Chair, 707-0394

It has been just six months since I assumed the reins to start up our Neighborhood Watch Program. In that time, our list of volunteers has grown from the initial 17 volunteers to 32 today. We have had a great deal of success in recruitment due in large part to some members, and we had a few more sign up during the neighborhood pool party back in August. Now comes the BUT. We have only averaged about two volunteers beside myself at each of the first three meetings we conducted during the summer months.

I desperately need your help. In order for us to create and maintain a Neighborhood Watch program we need to have higher numbers of volunteers attend these start up meetings. I can not begin to plan a watch schedule, or attempt to develop neighborhood support activities without a larger participation of homeowners from our neighborhood. I need yours and your neighbors' assistance to make our program successful. Though our meetings have been small, I have had an opportunity to meet other members of our community whom I otherwise probably would never have met. It has been an opportunity for me personally to share ideas, enthusiasm and hear concerns. I would like to encourage all of you to think about how you may be able to volunteer just 3 or 4 hours of your time once a month or less to make a difference.

Below I have listed some of the community activities I would like to see our Neighborhood Watch program implement and that each of us could benefit from:

Home Watch – If you are going out of town and your home will be empty for a while, we would like to have a program where we would pay a little more attention to your house while your gone. This service would be restricted, but if we know you are out and we walk by your house and see someone inside we would know there is a potential problem.

Child Safety – There are numerous programs in Fairfax County related to child safety and training. I would like to see the Watch program play an active role in setting up volunteer finger-printing of children, police and fire safety visits, childrens tours to emergency facilities,

and tots-to-teens activities.

Teen Nights – There are opportunities to get our neighborhood teens involved in our program. There are roles designed specifically for them.

These activities are only the tip of the iceberg. I would like to see all of us benefit from these ideas for our families and our neighbors.

The Magic Date

The next Neighborhood Watch meeting is scheduled for Thursday evening, **November 19**, from 7:30-9:30pm at Lees Corner Elementary school. A representative from the Fairfax Police Department's, Neighborhood Watch program will be in attendance to discuss the program, training details, and other information that will assist us in developing a successful program. Our goal as a neighborhood should be to have no less than 15 people in attendance at the meeting to demonstrate our commitment and enthusiasm towards this program. Please mark this date on your calendars. I will place poster boards up at the entrances to our development one week prior to the meeting as a reminder, and also just in case the meeting gets rescheduled to accommodate the police officer's schedule. I hope to see everyone there.

This Quarter's Tip

It is getting dark earlier now, which means our neighborhood commuters (everyone) are returning home when it is slightly or totally dark outside. Please slow down when driving on our streets, and watch for children whose routines have not changed with natures. Also, we are all tempted to open our windows during these glorious days of 75-degree weather while we are at work. This is an easy target for daytime thieves, so try opening just the second floor windows (if you must) during the day and reserve the lower level windows for when you are home during the days or early evening hours.

Armfield Neighborhood WatchEmail:

ArmfieldNW@aol.com

Fairfax Police Crime Prevention Services

Phone: 352-2163

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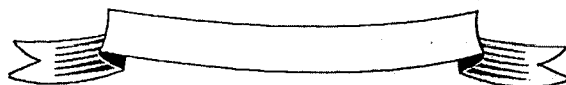
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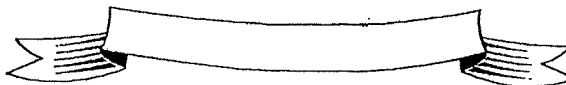
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Odds & Ends

Armfield Advocate Submissions

The next issue of the *Armfield Advocate* will be published in early January 1999. Editorial submissions must be received by no later than December 15, 1998. Your submissions are most welcome. They may be made electronically to jogordon@erols.com, or by fax to 709-1497. Interested advertisers should contact Toni Koch at 385-1133 for advertising information. The deadline for advertisements is December 15 as well. Have a gripe or a compliment? Write a letter to the editors and we'll include it in the next issue. Planning a yard sale, seeking a baby sitter or play group? Let us know. Are you new to the neighborhood or have you had a new baby? Share your news and we'll pass it on.

Armfield Directory

Board of Directors

Deborah Broderick, President	709-8360
Dan Gordon, Secretary	709-8237
Mauricio Herman, Treasurer	834-0723
Ann Meier, Vice President	478-3490
John Mullins, Member at large	787-8714

Armstrong Management Services

Toni Koch	385-1133 ext. 3228
e-mail:	tonikoch@armstrong.net

Architectural Review Committee

Charlie Dutton	787-8324
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Neighborhood Watch

Richard Borneman	707-0394
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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

Annette Rhoads	471-6895
Mary Swanberry	471-9604

Swim Team

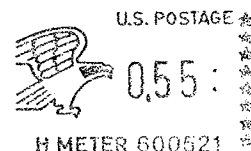
Deborah Broderick	709-8360
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Newsletter Editor's

Jeannette Borneman	707-0394
Jo Gordon	709-8237

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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 the pool house during the Summer and at Armstrong Management Services' offices, located at 3959 Pender Drive, Suite 205, Fairfax, at 7:30 p.m.

HOA Board Meetings

Nov 17
Dec 15
Jan 19

Neighborhood Watch

Nov 19

Santa Visit

December 19

BEECH DOWN DRIVE
CHANTILLY VA 20151-3314