

ARMFIELD



ADVOCATE

Fall 1999

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County seeks another site for the regional storm water management pond

by Deb Broderick, president, Armfield HOA, 709-8360

On Wednesday, August 25th our community came out in force to defeat the County proposal to place a storm water management pond in the natural wooded area that separates our community from Franklin Middle School. Although Michael Frey didn't attend the meeting himself, he sent Brian George from his office, and several other County officials, including Valerie Tucker from Planning and Design, Department of Public Works, Jason Heinberg, Administrative Assistant to Kate Hanley and several other representatives from the Department of Public Works. Our residents' concern was broadcast loud and clear. The County was unable to provide any persuasive reasoning to convince us that this pond should be placed on our property. After the meeting, I received a letter from Michael Frey indicating that he directed the staff to look at other alternatives for the pond.

I applaud our community for joining together to show our strength and commitment to our little piece of the planet. As this part of the County sees more development, we may have to call on you again, and I feel encouraged by the support we received, and victorious, that we, as a group, can defeat unwanted changes to our community.

If this issue resurfaces we will keep you posted, however, I am hopeful that another site will be found to be more appropriate.

I especially wish to thank Paul Malherek for bringing this issue to the Board's attention in a speedy manner, and for the untold time he spent preparing letters to County Officials to defeat this measure, and speaking with residents to inform them of the situation. Without Paul's help, the pond may have slipped by, as the notice only went to homeowners whose property backs up to the proposed pond, the Board was not notified independent of Paul. I also wish to thank Mark Gill who responded to Michael Frey's weak and unsupportive reply in a swift and poignant manner. Both Mr. Frey's letters and Mark Gill's response are included in this edition of the community newsletter. Please refer to pages 9 through 11.

Community Update

Armfield farm web site

by Michael Hagood, Armfield webmaster
709-0806

The Armfield Farm Web Site is a great way to find out what is going on in the neighborhood and the association. The site is located at <http://www.eneighbors.com/va/armfieldfarm>. The web site has a calendar for scheduling both community and personal events. It has forums for discussions of important topics within the community as well as surveys which allows the board to gauge reaction to issues such as community garbage collection. The site also provides contact information for members of the board and the committees. The site also contains copies of the HOA documents such as covenants and architectural rules. These are just a few of the capabilities of your community web site. To access the site you only have to register with the web site. The registration is necessary to provide some privacy for the information about our community. If you have any comments or ideas of what you want to see on the site, please submit feedback via the web site.

Indoor sports complex on barnsfield road

A petition to amend the current zoning has been submitted to the Fairfax County Board of Supervisors to allow the building of the Dulles Indoor Sports Complex. It is proposed that the complex be located at the Northwest quadrant of the intersection of Centreville Rd., Barnsfield Rd., and Franklin Farm Rd. For more information please call Michael Frey's office at 378-9393 and reference Application No. PCA 84-C-097-02.

New playground path

The Board has selected a contractor to install the path to the new playground from the sidewalk. We hope to have this in place by the printing of this edition of the *Advocate*.

Repairs under review for tennis courts

The Tennis Courts are under review by the Board as I write this article. We have several proposals to repair the Courts and to resurface them. At this time a decision hasn't been made as to the work to be performed, however, we expect to make a decision soon, and will keep you posted in the next issue.

Pool house repairs

The broken pool house furniture has been sent out to be replaced or repaired over the winter and ready for the pool opening next season. The Board has received a proposal from Virginia Pool Management to replace the coping stone and the water line tile in both the Wading Pool and the Main Pool, along with a few other mechanical repairs. The Board will be reviewing the proposal at the next Board Meeting. Contracted repairs will be scheduled to be completed in the spring before pool opening.

Pool house expansion off to a slow start

The Board met with Mary Reader from Architectural Design Group to discuss options for expanding the pool house. We were pleased with her suggestions and after a reference check we hope to develop a plan to proceed, using her services. With only 5 members on the Board and many other things to keep an eye on, the Board appreciates the help of Harry Furney, who attended the meeting with Ms. Reader, and has offered his assistance to get this project off the ground.

Air traffic noise lowered

by Dan Gordon, HOA secretary 709-8237

The FAA recently held a series of informational meetings regarding the consolidation of the Potomac Terminal Radar Approach Controls (TRACONs). Currently the region is served by four major airports, all located within an area the size of which is typically only serviced by one airport.

Consolidating the four existing TRACONs in the Potomac region will accomplish safety goals and reduce some of the current system's inefficiencies. In a single TRACON, all controllers will have full radar information on all aircraft in the airspace, thereby improving safety. This will also shorten some routes, as well as flight and waiting times. For us, the benefit is that noise generated by air traffic will be reduced, according to the FAA.

The FAA says this will not be an expensive change, despite an initial outlay of funds to purchase land, build a new facility, and offer state-of-the-art technology. However, the agency maintains the change will save money, estimating a cost reduction in the order of \$25-million each year.

Anyone wanting further information can write TRACON Project, c/o Fred Bankert, PRC Inc., 12005 Sunrise Valley Drive, Reston, Va. 20191-3423.

New editors for the Advocate

We would like to introduce ourselves as the new editors of the *Armfield Advocate*. **Beth Brummett** and **Angela Hacunda** will be taking over these responsibilities with the next publication. Any comments, suggestions or assistance for future issues will be very welcomed. You can contact **Beth** at 318-7839, e-mail to bethbrumm@aol.com and **Angela** at 464-0188, e-mail to britannia@erols.com.

We would also like to thank **Jeannette Borneman** and **Jo Gordon** for all their hard work over the past four years as the editors of the *Advocate*. Jeannette has been wonderful showing us what we need to do to publish the newsletter and getting this quarter's edition out. We hope we can do as well with the next newsletter, our debut edition!

Sully senior center opens

On Friday, September 10, there was a dedication ceremony to officially open the Sully Senior Center. The Senior Center will provide a wonderful service for our senior citizens. It is held at the Centreville Presbyterian Church located at 5690 Sully Road and is open to all Fairfax County residents age 55 and over. The hours of operation are Monday through Friday from 9:00 a.m. to 4:00 p.m. The Center provides a relaxed setting where friends can get together to play cards; participate in exercise programs; join in on local outings for luncheons, shopping or fitness; or simply to just share a cup of coffee with others. In addition, participants can take computer, music and art classes, and there will be discussion groups and guest lecturers on various subjects of interest.

The Center has a meal program for its participants which offers a choice of hot lunch, chef salad or fruit salad. Orders for these meals are taken a day in advance. If transportation is needed and the participant is within the service area for the Center, a one-time only application must be completed. Once the application has been submitted, it usually takes five to ten business days for the participant's name to be added to the Center's manifest. When transportation service has been approved, the Center staff will contact the participant to inform him/her of the start date and pick-up time. Center Director, **Kris Miller**, or Assistant Director, **Jessica Hall**, are available to answer your questions, take suggestions or address concerns at 703 324-4475.

New community adjacent to Armfield

A Petition to amend the zoning from R-1 to PDH-3 was submitted to the Board of Supervisors. The property is located on the east side of Centreville Rd., north of Sully Place Shopping Center and south of our community. The proposal is to place 126 single family dwellings on 43.65 acres at a dwelling density of 2.88 dwelling units per acre. For more information please call **Michael Frey's** office at 378-9393 and reference Application No. RZ/FDP 1999-SU-054.

Social Committee News...

Summer wrap up

The social committee wrapped up its summer activities with a third Ice Cream Social held in front of the pool house on September 2nd. Many neighborhood residents came out for the free event and took advantage of the nice weather. The children enjoyed the playground while the adults took one final breather prior to the back to school rush.

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 thank **Mary Swanbery** for completing her extended term as a co-chair of the Social Committee and to thank **Kim Reardon** for volunteering to take over this position for the coming year.

Again, we'd also like to extend an invitation to those of you in the community who may be interested in joining us or giving us suggestions. Volunteer positions need not be "full time"; if you choose, you can select specific jobs or activities. We would love your help. If you are interested, please call **Peggy Cook** at 318-7261 or **Kim Reardon** at 707-9317.

4 Halloween parade and party

On Saturday, October 30th over 80 children previewed their Halloween costumes in a neighborhood parade. The parade route started at the pool house, went down Armfield Farm Drive to Old Chatwood Place and then returned back to the pool house. Following the parade, refreshments were served and a magician entertained the crowd.

Santa Claus is coming...

To the Armfield Farm community! He'll be riding through the development on a fire engine provided by the Fair Oaks volunteer firemen. Santa's visit is tentatively scheduled for Saturday, **December 11** from Noon to 2:00 pm. Please watch for flyers and the sign board notices at the community entrances where we will post the finalized date and time in early December.

Home Sales Report

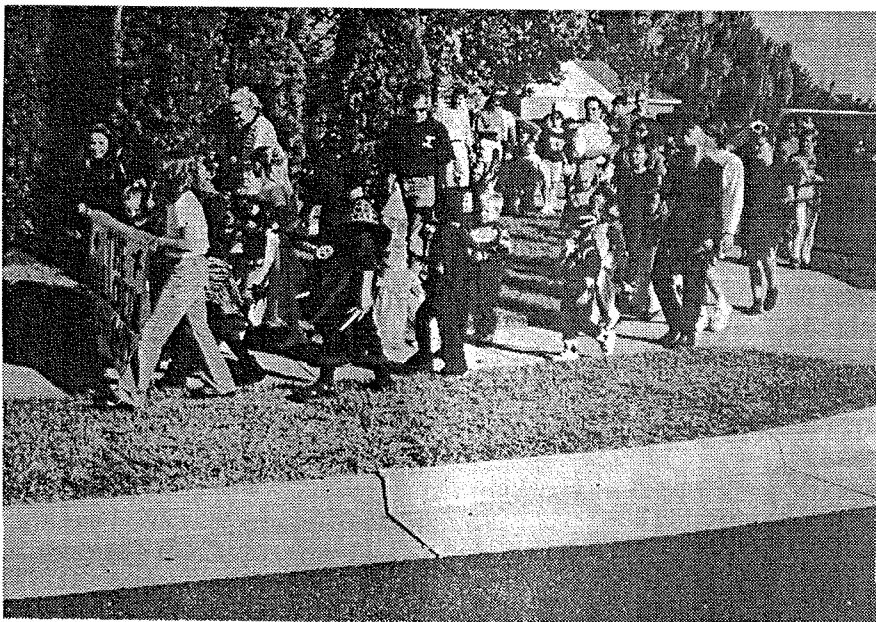
Welcome to the Neighborhood

The following was gleaned from local newspaper reports.

13614 Springhaven Drive sold for \$228,000 to PJ & PE Severs from B & HD Giaccio.
3606 Beech Down Drive sold for \$252,000 to Z & N Panjshiri from JA Mcnall.
3844 Beech Down Drive sold for \$205,000 tp TH Nguyen from RD & EB Perena.



Halloween Pictorial Review!



From Our Board!

Secretary's Notes

by Dan Gordon, Secretary, Armfield HOA, 709-8237

Here follows a summary of board activities for the months of May, June and July.

Homeowners interested in viewing complete minutes should contact Armstrong Management Services where these will be made available.

Administrative

- ARC requested a modification to architectural standards for shed sizes. This will be discussed further at the August Board meeting.
- A presentation from resident Paul Malherek was made regarding Fairfax County's plan for a future storm water drainage pond incorporating Association property behind Clary Sage Drive, and a sizable piece of Franklin Middle School's grounds. Board voted to support the initiative spearheaded by Malherek to defeat the proposed construction. The Board directed the Association's attorney to research the legality of the County's actions. A meeting with the County is expected to take place in August.
- A memo from Jo Gordon was presented, announcing her resignation as co-editor of the Armfield Advocate.
- The Board met with Mary Rae Reader from Architectural Design Group to discuss options for expanding the pool house.
- The Board met with STM to discuss the services provided in current contract. Recommendations were made for improvement of services. Proposal was presented and accepted for the planting of bulbs at all entrances.

Operations

- A proposal from Virginia Pool Management for the purchase of safety equipment was presented and approved, with amendments, by the Board.
- A proposal for a pool house common grounds irrigation system originally awarded to Montgomery Irrigation was retracted. STM was given the contract. Installation will commence in August.
- A proposal from All Recreation for the purchase of two benches and a trash can for the tot lot at the pool was presented and approved.
- A proposal for Kittelberger & Sons for repair of all leaking pool house plumbing fixtures was presented. A decision was deferred until further action on pool house renovation takes place.
- Service reports from STM to the Association for June 14, 22 and 23 were presented.
- Further bids for the installation of an asphalt or concrete path at the new tot lot will be provided for the August Board meeting.
- Bids for a new PA / audio-sound system at the pool house will be deferred until the spring. Installation is intended for June 2000.
- Management will contact Colonial Pipeline to arrange an on-site survey determining the easement boundaries for landscaping purposes.

Financial

- Financial statements for period ending May 31 were presented and approved.

From the President

Centreville road - The hour glass design!

by Deb Broderick, president, Armfield HOA, 709-8360

Is it just me or does it seem to you that Centreville Road has the design of an hour glass? I readily admit that I am not a planner, nor an engineer, but common sense tells me that well planned roads should not be built in this fashion. If the hour glass design was intended to symbolize the amount of time one spends on the road, then the Fairfax County Planners and VDOT should feel a sense of accomplishment, because I personally have spent more than an hour on the four mile stretch just the past week. I guess by now you can sense my frustration.

Each time I ask a County official about improvements to Centreville Road I get the same response. "It will be expanded to four lanes, maybe six, but there is no money to make improvements now, these improvements will come later." What is so frustrating is that the County has permitted commercial building along the road (shopping centers, gas stations, storage facilities, etc.) without making any reasonable provisions for traffic to get to these places. The commercial builders have only been required to improve the area directly adjacent to their storefronts, leaving the rest of the road unimproved, and now, badly bottle necked.

The next piecemeal improvement will be at the intersection of Franklin Farm Rd., Barnsfield Rd., and Centreville Rd. Again a developer has received approval to build the Dulles Sports Complex on this corner, therefore an improvement will be made to that corner.

If you look at the newly built storage facility, the available space is insufficient to expand the road to just four lanes, much less six. When the road is expanded, we will all be sitting in the same traffic we sat in this past summer, as the recent improvements are dug up to expand the road. Where is the planning? What could they be thinking?

This piece meal building is having an adverse impact on our property values, wastes our valuable time that we could be spending with our

families, contributes to the anxiety every Fairfax driver already experiences, etc. And for these benefits we pay some of the highest property taxes to one of the most affluent Counties so that they can pay handsome salaries to some of the most experienced civil engineers and planners. I believe that we need to get the County's attention.

Improvements to Centreville Road need to be made sooner, and not later. Additionally, the road has to be improved in unison, and not piece meal. I understand that resources in the County are limited, and we have to compete with other projects to get funding for road improvements. However, if we don't start now, we will be gridlocked inside our community by the increasing traffic flows on Centreville Road as more traffic attempts to reach the commercial development that the County has permitted.

We can start by writing to or calling the following offices. But, one phone call won't do it. I encourage you to communicate with these offices each time you sit in traffic. If you would like to organize a group of citizens to cohesively address this issue, please call me, **Deb Broderick** at **709-5687**. I also encourage you to look at our website. If this effort becomes more organized, you can get updates at www.eneighbors.com/va/armfieldfarm.

VDOT Traffic Engineering
975 Fair Ridge Drive
Fairfax, Virginia 22033
(703) 383-2400
<http://\\novanet\noframes\nfwelcome.htm>

Michael Frey
Sully District
5900 Centreville Road, Suite 205
Centreville, Virginia 20121
(703) 378-9393
www.co.fairfax.va.us/gov/bos/sud/sud.htm

Fairfax County News

Who will attend the new high school?

Community Town meetings will be held to establish the attendance area for the new high school at the Westfields site opening **September 2000**. These meetings are scheduled as follows:

Tuesday, November 16
Tuesday, November 30
Tuesday, December 14

All meetings will be held at 7 p.m. at **Stone Middle School, 5500 Sully Park Drive, Centreville**. For more information contact **Fairfax County Public Schools (703) 246-2991** or www.fcps.k12.va.us.

Free Course Offered by Fairfax County Police Department

Physical defense for women

The Fairfax County Police Department offers a 12 hour (4 classes) self defense class for women at the Fairfax Police Academy on Lee Road in Chantilly. The course is offered one time a month free of charge. It is taught by trained Fairfax County Police Officers. If you are interested, call **Officer Treadwell at 866-4729** or the **Fair Oaks District Station at 591-0966**.

Ten seconds to live by

Fairfax County is the safest comparable suburban county in the country in the over 500,000 population category. But how do you keep yourself safe? How do we keep our community safe? Ten seconds! That's all it takes.

If at every natural transition point (from differing public areas, going from public to semi-public to semi private space, etc.) you spend just two seconds, you will be much safer. Use two seconds to look around and observe your surroundings. It has been said you should stop to smell the roses. You may just notice a few thorns!

In the real world the "ten second rule" works this way. Before leaving the store, STOP. Look around. Who is watching you? Do you have all your possessions? Two seconds used. As you leave the store and get to the curb, STOP. Take as few packages as possible (none would be best). Look

around. Is it safe to step off the curb? Is anyone watching you? Four seconds have been used. Step off the curb and walk to your car. About thirty feet from your car, STOP. Look around and behind. Is anyone approaching? You still have room and time to make a decision. Your choices are fewer the deeper you get into the parking lot or the nearer you get to your car. Six seconds have been used. When you get to your car, STOP. With the keys you wisely put into your hand before you left the store, unlock and open your door.

Look in the car. Look around and behind you. Get into the car and lock all the doors. Eight seconds have been used. Before you back out of the space (given the choice, please back into the space, it reduces accidents), STOP to look around. Make sure no one is behind your car and no one is running up to your door. Ten seconds of your precious day has been wasted. But not really wasted. Used wisely, instead.

After devoting ten seconds to your safety at each natural transition point you are much safer than you could ever be if all you did was purchase a chemical deterrent such as Mace or pepper spray or attended a self defense course.

Supervisor Michael Frey responded to our community's objections to the regional storm water pond proposal with the following letter to our HOA president, Deborah Broderick. It has been reprinted here as it was received, with adjustments made for readability only. Please see the front page story for more information. Page 10 and 11 contain some follow-up correspondence.

September 16, 1999

Dear Ms. Broderick:

Thank you for your September 7 letter on behalf of the Armfield Farms homeowners. I appreciate the work you have done to keep the homeowners informed and to keep me apprised of their concerns.

Let me state first the obvious fact that, due to errors or oversights many years ago, the property that was supposed to be dedicated to the Park Authority wasn't and, hence, belongs to your community. As such, you are in complete control because the only way the County could obtain it if the HOA won't give or sell it is to condemn it, and I can assure you I will not authorize that.

Just about everyone supports cleaning up our storm water run-off and protecting the Chesapeake Bay. Unfortunately, nobody wants regional ponds in their backyard! Clearly it would have been desirable for the regional pond system to be in place as development occurred, but it wasn't and retrofitting certainly won't be easy. However, to meet the mandates of the Chesapeake Bay Preservation Act, we have no choice but to move forward.

I have directed staff to look at the alternatives that can be considered. I certainly understand that we would all like to have these ponds in industrial areas and away from homes, but they have to be placed where water flows. I will certainly keep you apprised of everything as soon as alternative locations are identified, and hopefully we will find something that works without the negative impacts on your community.

I will be in touch when I hear back from staff. In the meantime, if I can be of further assistance, please let me know.

Sincerely,

Michael R. Frey
Supervisor, Sully District
5900 Centreville Road
Suite 205
Centreville, Virginia 20121

Telephone 703/378-9393
FAX 703/803-9216

Dissatisfied with County Supervisor Michael Frey's response to our communities concerns with the storm water pond proposal (see page 9,) Mark Gill, an Armfield resident wrote to the supervisor to obtain more concrete and definitive answers. Mark's letter has been reprinted here as it was received, with adjustments made for readability only. Please see the front page story for more information. Page 11 contains Supervisor Frey's response.

September 23, 1999

Supervisor Frey:

I received your FYI letter of Sep 17 to Mrs. Broderick, President of the Armfield Homeowners Association Board concerning the September 7th meeting on the regional pond issue. We are very appreciative of Mrs. Broderick's leadership.

Your statement that you won't authorize condemnation of the property to put in the storm-water runoff is also a relief.

Yet there is something unsettling in your letter, and I hope I am wrong about this, that you are somehow suggesting that the outcome of the meeting may be reversed. To wit, you note:

- _ That the property was supposed to be dedicated to the Park Authority but wasn't.
- _ Nobody wants regional ponds in their backyard! (I note particularly the exclamation point)
- _ I certainly understand that we would all like to have these ponds in industrial areas and away from homes, but they have to be placed where the water flows
- _ Hopefully, we will find something that works without the negative impacts on your community.

We are all increasingly aware of the diminishing of the quality of life in Fairfax County that has gone hand-in-hand with the exponential commercial and residential development that has begun to blight our communities not only in Armfield Farms but throughout the entire Sully district as well.

I have lived in Armfield Farms for many years, and find the community to be both solidly middle class and socially responsible. I myself have a storm drain in my backyard. So the many objections raised to the pond at the meeting were not in any way in my estimation anti-social, but rather stemmed again from quality-of-life issues.

I truly hope I am wrong about my above interpretation concerning your stance on the drain. But clearly to me your unabashed rather than tempered support in this matter would be greatly appreciated and is really needed to help realistically reduce the risk of this greatly resented imposition to our community.

Sincerely,

Mark Gill
3819 Beech Down Drive
Chantilly, VA. 20151

CC: Mrs. Broderick

County Supervisor Michael Frey responded to Armfield resident Mark Gills request (see page 10) for clarity and a more decisive decision on whether the storm water pond would be built adjacent to our community with the following letter. Supervisor Frey's letter has been reprinted here as it was received, with adjustments made for readability only. Please see the front page story for more information. Page 9 contains Supervisor Frey's initial response to our community's concerns.

October 18, 1999

Dear Mr. Gill:

Thank you for your letter concerning the proposed regional storm water pond adjacent to your community. I apologize if any of my comments worried you or left doubt in your mind about my position - that was certainly not my intent. I hope that I can clarify my views.

First, the fact that the County does not own the property makes it, for all intents and purpose, nearly impossible to build the pond. Since I doubt very much that your community could secure the necessary majority to transfer either fee simple title or the required easements and I will not move for condemnation, that effectively rules out the County using that property.

Obviously, the ideal solution would be for these regional ponds to be put in place prior to development. However, because many of the regulations are new federal and/or state mandates, much development has occurred already. I am aware that these storm water ponds are nearly universally disliked by residents and communities even while public support for the clean up of the Chesapeake Bay remains very strong. If we are to achieve our goal of reducing phosphorus and nitrogen pollutants resulting from storm water runoff from reaching the Bay, we will have to put these ponds in somewhere.

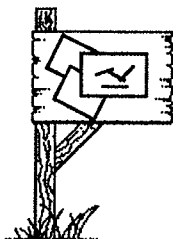
I have directed staff to look at other alternatives, although the two options identified so far are also near homes, and I fully expect similar concerns as your communities' to be raised. However, they are on County owned property and, while it may be a difficult situation, it is at least possible. I cannot foresee any circumstance under which the location adjacent to Armfield Farms would be considered again.

As I have said in my letter to Ms. Broderick, I will keep you all apprised of developments in this matter. I hope this letter is responsive to your concerns.

Sincerely,

Michael R. Frey
Supervisor, Sully District
5900 Centreville Road
Suite 205
Centreville, Virginia 20121

Telephone 703/378-9393
FAX 703/803-9216



Services and Resources

Armfield Directory

Armfield Advocate Submissions

The next issue of the *Armfield Advocate* is scheduled to be published in February 1999. Editorial submissions must be received by no later than **January 15, 2000**. Your submissions are most welcome. They may be made electronically to either **Angela** at britannia@erols.com or **Beth** at bethbrumm@aol.com. Interested advertisers should contact **Robert Schultz** at **385-1133** for advertising information. The deadline for advertisements is **January 15** as well.

Have a gripe or a compliment? Write a letter to the editor 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.

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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

Armfield Farms Web Site

Michael Hagood	709-0806
http://www.eneighbors.com/va/armfieldfarm	

Armstrong Management Services

Robert Schultz	385-1133 x3268
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Architectural Review Committee

Charlie Dutton	787-8324
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Neighborhood Watch

Vacant

Grounds Committee

Terri Donovan	834-1136
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Pool Committee

Sue Kovalcik	318-0677
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Social Committee

Peggy Cook	318-7261
Kim Reardon	707-9317

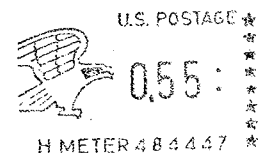
Swim Team

Cheryl Caslavka	435-3939
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Newsletter Editor's-

Beth Brummett	318-7839
Angela Hacunda	464-0188

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



BEECH DOWN DRIVE
CHANTILLY VA 20151-3314

On the Calendar...

Board meetings are held on every third Thursday 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 7:00 p.m.

HOA Board Meetings	Santa Visit	Community Town Meetings
Dec 16	Dec 11	(See page 8)
Jan 20		Nov 30
		Dec 14