

ARMFIELD



ADVOCATE

A Newsletter for the Armfield Farm Community in Chantilly, Virginia

Fall 2000

What's Happening!

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Home Owners Vote No to the Proposed Community Center

by Mauricio Herman, Treasurer, Armfield HOA, 703-834-0723

On Labor Day, September 4, 2000 the members of the Armfield Homeowners Association voted on the issue of the construction of a community center. In spite of the efforts of several dedicated members of the Board of Directors and of the Social Committee, barely 54% of eligible homeowners exercised their right to vote. Association bylaws indicate that for increases in dues exceeding 10%, a 2/3 majority is required. Consequently, in order for the initiative to carry, a total of 314 yeas were needed. As only 256 votes were cast, the initiative was defeated. The actual tally was 126 in favor and 130 against.

On voting day, some homeowners expressed their concern that too much money had already been invested in the proposed community center, and your Board wants to clarify that only \$2,679.42 was actually spent on consultations regarding this initiative. Details are available from the treasurer of the Association, Mr. Mauricio Herman, at 703-834-0723.

Of course, as with any project of this type, preliminary architectural drawings had to be commissioned and the cost of those drawings amounted to \$11,000. The architect's fee, however, cannot be considered strictly as an expenditure, as the Association retains the rights to the preliminary designs, so that if in the future a decision is made to go ahead with the community center, there is no need to start all over again.

Our accounting practices prevent us from capitalizing that investment, so the whole total of \$13,679.42 will be expensed this year. But the membership should be reminded that we have an initial investment already made, and that the idea of a community center should not be abandoned simply because there were not sufficient votes in favor this time.

Feedback from the community would be very much appreciated.

Board News

Meet Our New Community Association Manager

-- Michael Meagher

Although I have had contact with many of you over the last few weeks, I wanted to introduce myself to the community. I recently moved to the area with my wife and two daughters and we are settling into a home in Reston. I joined Armstrong Management Services on September 11th.

In my twelfth year managing condominiums, townhouses and community associations, I have worked with many homeowners and boards of directors. Every day in this business brings new challenges in meeting the needs of diverse groups. But one constant is the desire to enhance property values and the sense of a healthy "community" spirit.

To give you a little personal background, I started in this business in 1989 in Baltimore. In 1992, my wife's company (Exxon) transferred us to Houston, where I worked for two well respected community management firms. In 1996, we were transferred to Richmond and then this year, ExxonMobil brought us to Fairfax. I chose to join Armstrong because I see this as a dynamic, growing company which is committed to excellent service.

Through experience and education, I have earned the highest designation in the industry, the PCAM (Professional Community Association Manager). I continue to learn every day, am committed to good client service and I look forward to working with all of you.

Please feel free to call or write me at 703-385-1133, extension 3268 or michaelmeagher@armstrong.net. Our mailing address is 3959 Pender Drive, Suite 205, Fairfax VA 22030.

Changes to the Board

At the annual homeowners meeting this past May, Marieanne Machido was elected to the Board of Directors as its newest member. Marieanne has taken over the responsibilities of the Secretary of the Board from Dan Gordon who now serves the Board as its Vice President. Ann Meier, the former VP, decided not to run for reelection after serving many years on the Board of Directors. Deborah Broderick remains the Board's President, Mauricio Herman remains the Board's Treasurer and John Mullins remains as a Member at Large.

Please join us in welcoming Marieanne to the Board and in giving Ann a big thank you for all the time and effort she has volunteered to this community over the years in her role on the Board of Directors.

Please respect residents on Lowe St, Southernwood Ct & Paoli Ct

Since early in the year people on mopeds have been cutting through to and from Lowe Street between Southernwood Court and Paoli Court. Please do not use this area as a cut through. This is private property and there are small children who live on these two courts as well as on Lowe Street. It has become a safety hazard. Thank you.

Architectural Review Committee News

Charlie Dutton, ARC Committee Chair,
703-787-8324

With the hail damage many homes in the neighborhood sustained last year, contractors are finally catching up on replacing roof shingles and aluminum siding. As a reminder, if you are replacing the siding and shingles with a similar color material, approval is not required. If however you are changing siding colors, or repainting the trim with a different color, approval by the Association is required. In general, for anything that changes the exterior appearance of the home, an application must be submitted to the ARC for review and approval.

Please remember to complete the ARC applications as thoroughly as possible to ensure an expeditious review and approval.

Make sure to include the following items with your application:

1. A copy of your plat indicating the proposed location of a deck, shed, gazebo, fence, or other addition.
2. A detailed description of the addition, including type of materials and finish or color.
3. As many views of the additions as possible. Rear, side, and top down views as a minimum. If a roof is included, please provide a drawing which shows the relationship of the roof to the existing building.
4. For siding or paint color changes, include paint chips or other color samples.

The ARC holds regular meetings on the 1st Wednesday of the month, and reviewed applications are returned to Armstrong by the next day.

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Secretary's Notes

by Dan Gordon, former Secretary, Armfield HOA, 703-709-8237

Here follows a summary of board activities for the months of February, March, June, July, August and September 2000. Homeowners interested in viewing complete minutes should contact Armstrong Management Services where these will be made available.

Administrative

- Renovation of entrance signs was discussed. No action will be taken until next year, due to budget constraints.
- Residents of Springhaven Dr. and representatives of KSI Services were present at the February Board meeting to discuss the Ox Hill community project. The Board voted in favor of general support of the Springhaven Dr. residents and agreed to send a letter to Supervisor Frey, stating the Board's concerns.
- Drawings of the proposed pool house, provided by Architectural Design Group, Inc., were presented. Further action will not be taken until clarification of the contract.
- A letter from the ARC was presented and the proposed guidelines involving sheds was approved, pending some minor rewording.
- A letter from Colonial Pipeline, regarding clarification of their gas pipeline easements, was presented.
- Violation letters were sent to homeowners for the following:
 - 1 x Taxi Cab parking violation.
 - 2 x Appearance and lack of maintenance to rear sun room.
 - 4 x Commercial truck/van parking violation.
 - 2 x Wire mesh on fencing
 - 4 x Lawn maintenance
 - 2 x Car parking on lawn
 - 1 x Wire mesh attached to rear fence
 - 1 x Broken / rusted mail box
 - 1 x Broken / missing window screens
 - 1 x Repairs to home due to fire
 - 2 x Christmas lights hanging on outside of house
 - 1 x Fallen tree on side of home
 - 2 x Rear fence in disrepair
 - 1 x Basketball stand in VDOT right-of-way
 - 1 x Missing fence section and missing fence slats
- A letter sent to Supervisor Frey from the Franklin Glen Governance stating their opposition to any efforts to open Springhaven Drive, was presented.
- Swimming pool/swim team notices were presented for review and revisions have been made for the 2000 season.
- The homeowners of Armfield Farm, by a special vote, did not approve a special assessment for the construction of a community center.
- Management received complaints from homeowners along Bokel Drive regarding a family of beavers that are in the area. Fairfax County will be contacted to determine if anything can be done by the county.
- Management advised the Board regarding Virginia General Assembly legislation that will allow Fairfax County to regulate or prohibit people from parking watercraft, boat trailers, motor homes etc., on public streets. This new legislation will take effect on 7/1/2000.
- The Board re-affirmed ARC's decision regarding the approval of a replacement roof.

- The Board heard a presentation from KSI Services, regarding the proposed development of an adjacent tract of land of the association and Sully Plaza.

Operations

- A letter sent to Property Solutions, advising that they are relieved of any obligation to perform further services for the Association, was presented.
- A letter from STM, advising clients about their merger with Environmental Industries, Inc., was presented.
- An evaluation and proposal from NVPools, Inc., following their inspection and inventory of the pool, was presented. All but four of the repair items were approved.
- A proposal by STM previously submitted, was presented. Items #5 & #6 were approved for spring planting and items #3 and #4 were approved for fall planting.
- Additional proposals for repairs to the basketball and tennis courts were presented. Sport Systems will give a presentation at the earliest possible time. Basketball court repairs will be deferred until spring 2001.
- A proposal from Finley Asphalt and Sealing to provide repairs/overlay to the basketball courts was presented.
- Sport Systems was awarded the contract for tennis court resurfacing, the project should be completed by August, weather conditions permitting.
- A proposal was solicited for the repair of the gazebo at Bokel Drive. Repairs have been completed satisfactorily.

The STM Landscape Services contract was renewed for up to a three year period.

Financial

- Financial statements for each period were presented and approved.
- The Board approved rolling over two CD's for one year.
- A copy of the draft audit for 1999 was presented. David Bremer from Ahlberg & Company attended, to address the audit.
- A debtor history report, for each period, from Segan, Mason & Mason, was presented.

Armfield Advocate Submissions

The next issue of the Armfield Advocate will be published in January 2001. Editorial submissions must be received by no later than January 1, 2001. Your submissions may be made by email to Beth Brummett at bethbrumm@aol.com. Interested advertisers should contact Michael Meagher at 703-385-1133 for advertising information. The deadline for advertisements is January 1, 2001 as well.

On the Calendar

Board meetings are held monthly, usually on the third Thursday, and are open to all owners. Since the location varies, please call Armstrong Management to verify the date, time and place if you would like to attend.

Halloween Party: Saturday, October 28th

(Rain date: Sunday, October 29th)

Next board meeting: Thursday, November 2nd

Community Interest

Halloween Safety

Trick or Treat!

With this hallowed refrain, on Tuesday, October 31st, a number of our neighborhood youngsters will be knocking on your door. If you are among the parents who will be allowing your children to hit the streets in search of treats, please be mindful of the following safety rules, so that everyone has a safe and happy Halloween.

1. An adult should always accompany young children.
2. If you are trick-or-treating after dark, always carry a flashlight with fresh batteries.
3. Stay on the sidewalks and cross at street corners.
4. Stay in familiar neighborhoods.
5. Wear a watch you can read in the dark.
6. Select costumes carefully. They should fit well (including the shoes!), not drag on the ground, not obscure vision, and be flame retardant. Make-up is preferable to masks.
7. Avoid using props that have sharp edges or points, or that can be mistaken for real weapons.
8. Wear clothing with reflective tape or markings.
9. Approach only houses that are lit.
10. Older children who will not be accompanied by an adult should carry a portable phone or quarters so that they can call home.
11. Parents should discuss with older children where they are going and when they should be home.
12. All children should accept their treats on the front porch only – never enter anyone's home.

13. Inspect all candy and treats before allowing your child to eat them. Throw away anything that looks like it has been tampered with or appears not to be safe.
14. Be considerate of your neighbors and don't go out too late. Don't trick-or-treat after 9:00 p.m. or at homes that have the lights off.
15. Practice the "stop-drop-roll" technique for putting out clothing fires.
16. Be cautious of animals and strangers.

In addition, for those of us who are expecting trick-or-treaters, there are a few things that we can do to make sure that everyone has a good time.

1. Make sure that your yard, driveway, front walk and porch are clear of debris.
2. Use battery powered jack o-lantern candles instead of candles.
3. If you use candles, make sure your pumpkin is away from where trick-or-treaters will be walking.
4. Offer only treats that are well-packaged and easy for parents to inspect.
5. When you are finished for the night, turn off your front lights.



Fight the Flu!

With the arrival of cool autumn breezes and the return of school buses to our streets, we are reminded that the joy of the upcoming holiday season is often tainted by the fevers, chills, sore throats and headaches brought on by the flu.

Is it really necessary? No! You can fight the flu each year by getting vaccinated.

Unfortunately, many people avoid the flu vaccine because of confusion and misunderstanding. In an effort to answer commonly asked questions, Inova Health System has mailed out a brochure with detailed information about the flu vaccine. In case you have not received one of these brochures, we thought that we would pass on the following information:

Can I get the Flu from a Flu Shot?

No. The viruses in the flu vaccine are inactive and noninfectious. Therefore, you cannot get the flu from a flu shot.

Who should have a Flu Shot?

You should consider getting a flu shot if you:

- (1) have demanding family, work or community responsibilities;
- (2) wish to reduce your chances of getting the flu;
- (3) have contact with people at high risk for complications from the flu;
- (4) are 50 or older;
- (5) have long-term heart or lung problems or other high-risk medical conditions that lower your body's immune system; and
- (5) live or work in an institutional environment.

Who should get the Pneumococcal Vaccine?

According to the Centers for Disease Control and Prevention, everyone age 65 and older should get the pneumonia vaccine. This vaccine may be appropriate for younger people also. Consult your doctor if you are: (1) 65 or older; (2) have a chronic illness, such as heart disease, lung disease or diabetes; or (3) have a weakened immune system.

I never get sick. Should I still get a Flu Shot?

Yes. A study reported in *The New England Journal of Medicine* indicates that even healthy working adults benefit from the flu shot by decreasing the frequency of upper respiratory illnesses, reducing the number of visits to the doctor and limiting absenteeism from work and school.

Should anyone avoid these shots?

People who are allergic to eggs, thimerosal or other mercury compounds, gentamicin or aminoglycosides, or are affected by Guillain-Barre syndrome should not get a flu shot. People with fevers, active respiratory infections, cholera or yellow fever vaccinations within the last 21 days or allergy shots within 48 hours should delay their flu shot. Also, if you are pregnant or unsure whether any of these conditions affect you, you should consult your doctor.

How effective is the Flu Shot?

About 70 to 90 percent of healthy people who get these vaccines are completely protected against influenza and pneumococcal bacteria that cause pneumonia.

Where can I get a Flu Shot?

The vaccinations are administered by registered nurses at clinics, which will be held in Safeway Food & Drug Stores and other locations starting on November 1, 2000. Corporations and organizations can arrange to have clinics in their own offices. The cost is \$15.00 per flu vaccine and \$25.00 per pneumococcal vaccine. You can also make an appointment with your doctor to get vaccinated.

Where can I get more information?

For general information, check the Thursday *Washington Times*, Friday *Journal Newspapers* or call the toll free 24-hour Fight the Flu hotline at **1-877-895-5-BUG**. You can also visit Inova's Web site at: www.inova.org.

Social Activities

News from the Social Committee

by Peggy Cook, Social Committee
Co-Chair, 703-318-7261

The Social Committee has had a busy and productive year. We hope that Armfield Farm residents have enjoyed the many events that have taken place. Be sure to plan on attending the upcoming Halloween party and come see Santa on his fire truck too. Below is some information about the events that have occurred along with information on upcoming events.

Easter Egg Hunt

On April 8th, children and parents gathered for the annual Armfield Farm Easter Egg Hunt. The Easter Bunny was on hand to start the hunt and visit with children. Although this seemed to be the windiest day of the year and several of the planned activities had to be canceled, people enjoyed themselves. There were plenty of colorful eggs stuffed with wonderful goodies for everyone. In all, over 100 people gathered at the tot lot behind Clary Sage Drive to enjoy the festivities. Special thanks are extended to all volunteers. You helped to make the event a great success!!!

Ice Cream Social

Over 150 people joined the end of school ice cream social celebration on June 21st. Spirits were high as everyone looked forward to a fun filled summer. There was lots of ice cream, sprinkles, syrups and whipped cream just waiting to be eaten. Children and adults alike made their own special yummy creations!

Adult Pool Party

The first ever Armfield Farm Adult Pool Party took place this year on July 15th. It was a chance for adults to kick off their shoes and have a great time (without kids). There was a trivia contest and a dance contest with great prizes. The committee provided appetizers, and a DJ (Armfield's own KAZ 1 DJ). Guests brought their own drinks and supplemented the appetizers with other goodies. Everyone had a great time and the committee hopes to make this an annual event.

Community Pool Party

The annual Armfield Farm Community Pool Party took place on Saturday August 19th. This popular event brought many Armfield families out to enjoy food, fun and games and visit with their neighbors. There was a moonbounce, clown, disk jockey and lots of food. Even Elmo came by for a visit. This year, residents brought their own beverages and the committee supplied desserts. The Fairfax County Sheriff's Office was present offering fingerprinting and child identification cards along with safety tips. Over 200 children took advantage of this free service. A special thanks goes out to the many volunteers. Without people contributing, these events would not be possible. Thank You for your support!!

Upcoming Events

The Social Committee has been working hard to plan some wonderful events.

Halloween Party

Mark your calendars for the **Halloween Party on Saturday October 28th from 3:30-5:45 p.m.** at the pool. A Halloween costume parade will begin promptly at 3:40 and will go from the pool to Old Chatwood Place and return to the pool. Even if you do not participate in the parade, be sure to watch as the Armfield ghosts, goblins and other characters march by. Following the parade, there will be children's games along with a snack. The grand finale at approximately 5:00 p.m. will include a magic show to be enjoyed by people of all ages. **The rain date will be Sunday October 29th from 3:00-5:00 p.m. (the magician is tentative and please notice the time change).**

If you are interested in participating in a **neighborhood gourmet group**, please call Linda or Jay Powell at 703-481-8387. Participants will choose menu, dine together sociably at each other's homes, and equally share the costs.

If you are interested in participating in a **friendly neighborhood bridge game**, please call Jay or Linda Powell at 703-481-8387.



Santa on His Firetruck

Santa will be making his annual visit to Armfield Farm on his firetruck. He will be handing out goodies and posing for photos. Santa isn't sure what day he will be coming yet. But his elves will be posting notices at the entrances to the community. Be sure to look for the information and don't miss this festive event.

Volunteers Needed

Please consider volunteering some of your time to help at the events. Although Social Committee volunteers plan the events, it takes many helpers during an event to make it successful. We especially need individuals who are willing to work in 15-30 minute increments at the events. Your support is appreciated. Please call Peggy Cook at 703-318-7261 or Kim Reardon at 703-707-9317 if you are interested.



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ACTIVE	3822 DITTANY CT	\$224,900		\$ DOVER	
CONTRAC	16305 BROMALL CT	\$245,000		\$	29-SEP-2000
SOLD	3520 ARMFIELD FARM DR	\$297,500	\$310,000		15-SEP-2000
SOLD	3652 BEECH DOWN DR	\$257,700	\$250,000		14-JUL-2000
SOLD	3654 BEECH DOWN DR	\$250,000	\$250,000	DEVONSHIRE	31-JUL-2000
SOLD	3811 BEECH DOWN DR	\$223,000	\$215,000	DOVER	29-JUN-2000
SOLD	3842 BEECH DOWN DR	\$229,900	\$225,000	MADISON	12-SEP-2000
SOLD	3857 BEECH DOWN DR	\$239,000	\$239,000		04-AUG-2000
SOLD	13643 BELLEROSE DR	\$234,900	\$230,000	DOVER	27-AUG-2000
SOLD	13701 SOUTHERNWOOD CT	\$295,000	\$301,000		29-JUL-2000
SOLD	13718 SOUTHERNWOOD CT	\$299,000	\$285,000		25-AUG-2000



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Annual Holiday Greenery Fundraiser

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Order no later than October 25, 2000. Items will personally be delivered to your home during the first week of December. We thank you for your support!

22" Noble Fir Wreath - Ideal for your front door! Made of fragrant Noble Fir, hand selected fresh snow covered pine cones, water repellent red velvet finished pre-tied bow, includes simple decorating instructions. Cost \$22.00

22" Mixed Evergreen Wreath - Beautiful classic wreath! Made of fragrant Noble Fir, Berried Juniper and Incense Cedar, with natural pine cones, water repellent red velvet finished pre-tied bow, includes simple decorating instructions. Cost \$25.00

18" Holiday Centerpiece - A festive addition to your holiday table! Handmade arrangement of Cedar, Pine, Berried Juniper with snow covered pine cones and green wire ties, a pre-moistened oasis block and bowl to assure freshness. (candle not included) Cost \$15.00

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22" Mixed Wreath			
18" Centerpiece			

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Armfield Directory

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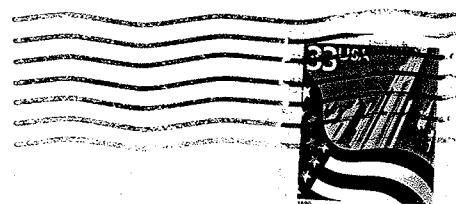
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