



Armfield Farm Connection

Newsletter - Fall 2005

President's Message

By Tim Murray



Armfield Farm Home Owners Association was incorporated on November 18, 1980. Twenty-five years later, on November 1, 2005, we contracted only our second management company. Pretty historic event when you look at it in that context.

Unfortunately, due to Armstrong Management's decision to not service our community at an appropriate level, your Board of Directors had no choice but to replace them. Capitol Property Management, located at 3194 Centreville Rd in Chantilly, is our new management company. Catherine Payne is our specific property manager and she can be reached at 703-707-6404. We are very optimistic that CPM will be a welcome improvement for our community.

One of the greatest concerns of homeowners is the "slippery slope" that our community seems to be on in terms of homeowners not caring for their house and yard. In choosing CPM as our new management company, we were very clear that a high priority for our community was to increase our diligence of monitoring property violations. As a result, bi-annual, house-to-house property inspections are specified in our new management contract. Additionally, your Board of Directors has proposed new Architectural Review Board covenants to bring our standards up to those of our surrounding neighborhoods. These will be available for your review and comment on the Armfield Farm our website: www.ArmfieldFarm.org (please see the ARB article in this newsletter).

In the past, we were bothered by numerous break-ins at our pool house. I'm delighted to report (and I hope I'm not jinxing things...) that since the installation of the ADT security system in April of 2004, we have not had a single break-in. We've had a few false alarms, but no break-ins and no vandalism. So that is good news indeed.

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Upcoming Events

Dec 10 - Santa Ride 12:45 pm 2:30pm

See Page 3 for stop times

Dec 19 - Board Meeting 7pm at Capital Property Management office

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Kids enjoyed the Halloween Parade!

Check out the draft updated architectural standards at www.armfieldfarm.org comments welcome

Contact Information

Board of Directors:

President	Tim Murray	703-925-9244	president@armfieldfarm.org
Vice-President	Dennis Kazuba	703-904-0845	vicepresident@armfieldfarm.org
Treasurer	Dan Gordon	703-709-8237	treasurer@armfieldfarm.org
Secretary	Rob Shear	703-796-0556	secretary@armfieldfarm.org
At Large	Paul Malherek	703-481-8188	atlarge@armfieldfarm.org

Capital Property Management

Manager	Catherine Payne	703-707-6404	cpayne@capitolcorp.com
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Committees:

Architectural Review	Charlie Dutton	703-787-8324	arc@armfieldfarm.org
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Communication	Unfilled Please contact Rob Shear if you are interested in volunteering to help with the newsletter or the website. James Murray Polly Murray Greg Seiler Annette Rhoads			communication@armfieldfarm.org
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Grounds and Roads	Unfilled - Please contact Tim Murray if you are interested in volunteering.		
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Pool	Catie Price Marianne Gonzalez Polly Murray	703-471-1872	pool@armfieldfarm.org
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Safety and Security	Joe Sherrier Manny Pimentel Sky Dantinne		safety@armfieldfarm.org
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Social	Peggy Cook Kim Reardon Annette Rhoads Julie Kim Chris Dunne Dawn Donnelly Melissa DeLeon Caren Martin Beth Brummett Jeanette Castillo Courtney Mountcastle Polly Murray	703-318-7261 703-707-9317	social@armfieldfarm.org	Mary Swanbery Jennifer Griesse Deb Cobb Ellen Smyth Judy Dutton Deneen Vaughn Joya Shrivastava Manasi Shitut Stephanie Darling Jennifer Troung Stacy Tucker
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Don't Miss Santa Claus

He's coming to the Armfield Farm
Neighborhood courtesy of the Fair Oaks
Volunteer Fire Company
Saturday, December 10th



Location	Approximate Time
Bokel Dr. & Leith Ct.	12:45 pm
Beech Down Dr. & Bromall Ct.	1:00 pm
Springhaven Dr. & Beech Down Dr.	1:10 pm
Beech Down Dr. & Southernwood Ct.	1:35 pm
Beech Down Dr. & Rosetree Ct.	1:50 pm
Armfield Farm Dr. & Clary Sage Dr. (End closest to Old Chatwood Pl.)	2:05 pm
Armfield Farm Dr. & Old Chatwood Pl.	2:15 pm
Armfield Farm Dr. & Haverford Ct.	2:25 pm

President's Message Continued

We are just about 6 months away from Board of Director elections in May. If you are interested in getting more involved with your community and would like to run for a board position, now is the time to start becoming more involved with the community. Attending board meetings and/or working on a committee is an excellent way to become familiar with the HOA operations.

The monthly HOA Board of Directors meetings which have been held at St. Veronica Catholic Church Parish Center on the 4th Thursday of every month, will now be held at Capital Property Management's office on Centreville Road. All homeowners are welcome to attend, offer any comments, and observe the board meeting.

On behalf of the other members of the Board of Directors, I would like to wish you and your families a happy holiday season.

Tim Murray
President
Armfield Farm Homeowners Association
President@armfieldfarm.org

Want to advertise in the newsletter?

Please contact Rob Shear at
communication@armfieldfarm.org for rates.

Board of Directors Meeting Minutes

Minutes of October 27, 2005 Board Meeting

Present: Tim Murray, Dennis Kazuba, Dan Gordon, Robert Shear, Paul Malherek
Management: Tom Wade

Administrative:

1. The minutes for the September 22, 2005 Board meeting were approved.
2. The next Board meeting is scheduled for November 21, 2005
at the offices of Capital Property Management.

Resident Input:

None

Report of Committees:

1. Architectural: Comments for the revised Architectural Guidelines and Maintenance Standards draft have been received and are in the process of being incorporated. An updated draft will be posted on the web site for public review by early November. The committee will also take up the issue of mullions at their next meeting.
2. Social: The Holiday Santa ride is planned for December 10th.
3. Communications: Rob Shear is looking for a new committee chair.

Management Agent Report:

1. Management provided an updated action list.

Old Business:

1. Management ordered and installed signs at the basketball courts with the words "For Armfield Resident Use Only – No Trespassing".

Unfinished Business:

1. Tim Murray will work with our new management company to draft a letter to the Board members from Chantilly Green to discuss homeowner concerns in the Springhaven cul-de-sac regarding vehicle parking by Chantilly Green residents.
2. The Board discussed various options for pool shade. Due to the cost of adding shade solutions and that the pool season is already underway, the Board will plan on implementing a solution for next season. The cost for this will be added to next year's budget. The Board will make a final decision in November on what shade option to pursue.



Board of Directors Meeting Minutes Continued

3. The Board decided to hold off on a proposal from Valley Crest to plant River Birch trees at the Centerville Road entrance until the status of the storm water drainage pond is finalized.
4. The Board instructed Armstrong Management to prepare an application for an HOA credit card.
5. The Board will consider putting out a bid for our pool maintenance in November.
6. The Board will consider putting out a bid for our grounds maintenance in November.
7. The Board will consider a plan to sell additional pool memberships.
8. The Board received two quotes to replace the lighting on Armfield Farm and Bellerose Drive. Dan Gordon will look in to the cost of replacing the existing lighting with a newer solar powered one.
9. Should we install signs at the tot-lots that state they are closed after dusk?

New Business:

1. Dominion Virginia Power requested access to our Pool House to read the meter.
It is unclear why they need this access, as they have never had it before.
2. Armstrong Management received a letter from Capital Property Management informing them that they will be our new management company.
3. Trash has been found again near the Clary Sage field.
4. Armstrong Management will credit the Armfield HOA for \$100 for the Armstrong Connect fees they charged us in September.



Financial Matters:

1. Management presented financial reports for the period ending September 30, 2005. There was \$16,657.81 in the operating account, \$39,115.60 in the Money Market account, and \$78,225.94 in certificates of deposit. The association currently has a net operating deficit of \$14,968.00. Reserve account balance is \$78,699.07.

Executive Session:

CHECK OUT OUR NEW WEBSITE
www.armfieldfarm.org

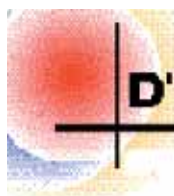
Kids at Work

Armfield Farm is happy to provide FREE space for youth under the age of 18 to promote their services within the neighborhood. Please contact Mariann Gonzalez at m.gonzalez@cox.net to be added the list.

Parents please discuss who your teen is working for and when. They should be in Armfield. It would be great to discuss wages, responsibilities and availability as well.



Name	Grade	Phone	Job
Bart Gonzalez	8	703-437-5156	Baby-sitter /Sports Tutor/homework help
Megan Clark	11	571-334-3143	Private Swim Lessons/Baby-sitter
Erika Gramstad	12	703-378-1449	Private Swim Lessons
Catie Pecot	12	571-275-2284	Private Swim Lessons
Lauren Duffy	11	703-437-7414	Baby-sitter
Kristen Duffy	8	703-437-7414	Baby-sitter
Katie Kelly	8	703-631-0009	Baby-sitter
Ashley Romulus	8	703-787-930	Baby-sitter
Karly Beckwith	8	703-435-1440	Baby-sitter
Sharese Jefferson	9	703-478-0054	Baby-sitter / Dog-sitter
Deanna Jefferson	7	703-478-0054	Baby-sitter / Dog-sitter
Kendal Douel	8	703-471-4595	Baby-sitter
Jarrold Parson	8	703-736-2847	Mow lawns,Yard work/Dog-sitter
Aditi Srivastava	8	703-736-9335	Baby-sitter/Homework Helper/Dog-sitter
Rachelle Roberson	8	703-263-7376	Baby-sitter/Homework Helper/Dog-sitter
Danny Dutton	7	703-787-8329	Mow lawns / Dog-sitter / Sports Tutor-Lx
Melissa Fairbank	7	703-812-0289	Baby-sitter / Dog-sitter
Nicole Rhoads	6	703-471-6895	Mothers Helper
Brandon Smyth	6	703-471-9324	Baby-sitter/ Sports Tutor /Dog-sitter
Mary Meier		703-478-3490	Dog-sitter
Lauren Erdmann	11	703-966-1994	Baby -sitter
Kyle Sherwood	8	703-478-6089	Mow Lawns, Dog Walker
Chris Karrot	8	703-435-9298	Mow Lawns, Dog Walker
Brandon Garcia	8	703-709-7417	Baby-sitter,Sports Tutor
Christina Gonzalez	5	703-437-5156	Experienced Mother's Helper

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Social Committee News

By Peggy Cook

Armfield Farm Traditions

Again this fall, those driving through our Armfield Farm community found themselves wondering if they had taken a trip into the past. Ghosts, goblins, a few princesses (and some adults as well) could be seen traveling down Armfield Farm Drive in a horse drawn hay ride. The hayride has become a neighborhood fall tradition. This year's Halloween party, held on October 29th, also sported a slide, moonbounce, hot chocolate, coffee, popcorn and cotton candy. The weather was perfect and many neighbors showed up to enjoy the festivities. Congratulations to Katie Winthrop, Bobby Murray and Corey Vincent who won the "Guess How Many in a Jar" contests. A special thanks goes out to Joya Shrivastava who did a wonderful job coordinating the event. Way to go Joya! "THANKS!"



Judy Dutton, Tim Murray and Charlie Dutton Serving up popcorn at the Halloween Party

Bye, Bye Summer

Looking back now, it is hard to believe that it was recently 80 degrees, sunny and humid. Over the summer, Armfield Farm neighbors participated in several fun summertime events. The Adult pool party was a big success again this year. A big thank you goes out to Julie Kim and Jeanette Castillo for coordinating the event and working so diligently to make sure everything came together smoothly. If you missed the event this year, make a point not to miss it next year. As usual (another Armfield Farm tradition) all attendees ended up in the pool fully clothed by the end of the evening.

The family pool party was held in August. This is the highlight of the year's parties and is always well attended, regardless of the weather. The unfortunate tradition for this party is RAIN. This year we topped our record for both RAIN and COLD (yes in the middle of the summer). Nonetheless, the kids swam, adults ate and socialized and everyone enjoyed a good time. Thanks to all who helped out with this event. We couldn't pull it off without all of the volunteers.

We would love to hear from you. Just call Peggy Cook 703-318-7261 or Kim Reardon 703-707-9317 and let us know. You can also reach us through the website.



Carving up Halloween Fun
by Rob Shear

Architectural Standards

By Charlie Dutton
ARB Chairman

New draft Architectural Design and Maintenance Standards available

A frequent complaint expressed by homeowners over the past several years has been about the overall appearance of the community and general degradation in home and lawn maintenance. In response, the Architectural Review Board (ARB) launched a project to bring our original Architectural Guidelines up to par with those of surrounding communities.

I am please to report that the ARB has completed a draft version of a new set of Architectural Design and Maintenance Standards for the community. The new document is now available for public review and comment on the Association's web site at www.armfieldfarm.org until the end of December. In January, a final draft will be submitted to the Board for final review and approval.

The revised standards are much more comprehensive than our current standards document, but are very similar to those of neighboring communities, such as Franklin Farms, Chantilly Highlands, and South Riding. In addition to expanded architectural design standards, the document also includes home and lawn maintenance standards.

In the event that release of the new Standards results in a homeowner being in violation of a particular section of the document, the homeowner may be allowed extra time to correct the problem. Each violation will be reviewed on a case-by-case basis, and the Board will work with individual homeowners to arrive at a mutually agreeable resolution.

Our new Standards are intended to be a living document, and the ARB will conduct periodic reviews and make adjustments as necessary. Your comments, suggestions, and ideas are always welcome.



Fairfax Zoning Info

Q. Are there any limitations on how many dwelling units can be built on a lot or on how many people may occupy a dwelling unit?

A. Generally, the Zoning Ordinance limits you to no more than one (1) dwelling unit per lot, regardless of the size of the lot, with some limited exceptions. By Zoning Ordinance definition, a dwelling unit is any accommodation where one or more rooms in a residential building or residential portion of a building are arranged, designed, used, or intended for use as a complete, independent living facility which includes permanent provisions for living, sleeping, eating, cooking and sanitation.

Accordingly, the creation of a small apartment in the basement of a house or town-house would constitute the establishment of a second dwelling unit on the lot and would be a violation of the Zoning Ordinance unless it met the criteria for one of the exception.

The Zoning Ordinance also contains limitations on the occupancy of a dwelling unit. As a matter of right, a dwelling unit may be occupied by not more than one (1) of the following:

- One (1) family, which may consist of one (1) person or two (2) or more persons related by blood or marriage with any number of natural children, foster children, step children or adopted children and with not to exceed two (2) roomers or boarders with a Home Occupation Permit.
- Two (2) single parents or guardians with not more than a total of six (6) of their dependent children, including natural children, foster children, step children or adopted children, functioning as a single housekeeping unit.
- A group of not more than four (4) unrelated persons functioning as a single housekeeping unit.
- A group residential facility ("Group Home").



For further information on these topics, please contact the Zoning Permit Review Branch of the Department of Planning and Zoning at 703-222-1082, TTY 711.



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Zoning Alert

Capital Property Management has been notified that a home in our subdivision has been cited by Fairfax County Zoning for building code violations. Apparently, this homeowner has converted his basement into a rental apartment and dug a hole for a below-grade separate entrance – without county or HOA approval. This is being brought to your attention so that you may have a heightened awareness of similar behavior in your part of the neighborhood.

With record high real estate prices, this “duplexing” behavior is on the rise in Fairfax County. This strategy leads to an increase in traffic on our streets, overcrowding of our schools, additional trash pickup, and an overburdening of our pool and playgrounds – all to the detriment of our community. If you notice any unusual construction projects or multiple families occupying a home, please notify our management company immediately.



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