



Armfield Farm Connection

Newsletter - Fall 2007

President's Message



A great summer has come to an end. Our new pool company, Crystal Aquatics, did a fantastic job managing our pool this season. We had many people write in with compliments on the quality of their lifeguards. We look forward to working with them again next year.

There are two major issues that we need some help with from the community. The first is the lack of volunteers on our committees. Peggy Cook plans to step down this year as chair of our social committee. We need someone to fill her spot or we will literally have no community events next year. She has done a wonderful job for this community, but now it is time for someone to step up and replace her. We have people on the committee, but we need a chairperson to coordinate. Please contact Peggy Cook or myself if you are willing to take over as chairperson of the committee.

I recently attended a community meeting organized by some of our residents. They had a number of concerns around how we are enforcing our architectural standards in their section of the neighborhood. What became clear in the meeting is that there is a feeling that the Homeowners Association should be doing more proactive enforcement. I explained in that meeting that only with the help of volunteers could we do more proactive enforcement. The good news is that five people agreed to join with the Architectural Review Committee to help locate and inform us of ARC violators.

Our HOA is only as strong as its volunteers. The only paid person who looks out for our community is our part-time property manager from Capital Property Management; everyone else is volunteering their time. PLEASE give a few hours of your time to join one of our committees to help improve the community you live in.

The second major issue in our community is a lack of courtesy by teenagers using our common areas.

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Upcoming events:

November 29th - HOA Board meeting
7:00 pm at Capitol Property Management
3914 Centreville Road - Suite 300

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Kids get ready for the Halloween Parade

**Please DO NOT
park your commercial
trucks, vans, and
trailers in our
neighborhood**

Contact Information

Board of Directors:

President	Rob Shear	703-796-0556	president@armfieldfarm.org
Vice-President	Steve Snyder	703-481-3332	vicepresident@armfieldfarm.org
Treasurer	Tim Murray	703-925-9244	treasurer@armfieldfarm.org
Secretary	Greg Seiler	703-437-4872	secretary@armfieldfarm.org
At Large	Paul Malherek	703-481-8188	atlarge@armfieldfarm.org

Capital Property Management

Manager	Dan Gordon	703-707-6404	dgordon@capitolcorp.com
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Committees:

Architectural Review	Charlie Dutton	703-787-8324	arc@armfieldfarm.org
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Communication	Chair Unfilled Please contact Rob Shear (president@armfieldfarm.org) if you are interested in volunteering to help with the newsletter or the website. Polly Murray Annette Rhoads	communication@armfieldfarm.org
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Grounds and Roads	David Tenny	groundsandroads@armfieldfarm.org
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Pool	Catie Price Marianne Gonzalez	703-471-1872 pool@armfieldfarm.org
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Safety and Security	Chair Unfilled Please contact Rob Shear if you are interested in volunteering to help.	safety@armfieldfarm.org
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Social	Peggy Cook Kim Reardon Peggy and Kim are stepping down as chairpeople in December.	703-318-7261 703-707-9317 social@armfieldfarm.org
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Annette Rhoads	Jennifer Griese
Julie Kim	Deb Cobb
Chris Dunne	Ellen Smyth
Dawn Donnelly	Judy Dutton
Melissa DeLeon	Deneen Vaughn
Caren Martin	Joya Shrivastava
Beth Brummett	Manasi Shitut
Jeanette Castillo	Stephanie Darling
Courtney Mountcastle	Jennifer Troung
Polly Murray	Stacy Tucker



President's Message Continued

I get regular complaints from homeowners that a group of teenagers are screaming obscenities while they are playing football or basketball. We also have groups of kids out at all hours causing trouble with vandalism and trespassing at our facilities. Just to make it clear, ALL of our playgrounds, fields, parks, and courts are closed at dusk except for the tennis courts, which close at 10:00 pm. If you see anyone loitering in these areas after dusk please contact the Fairfax County Police at the non-emergency number (703) 691-2131.

Parents, PLEASE take the time to speak with your children about this. We have informed the police of the specific areas where we are finding beer cans and they will be patrolling them. I would prefer none of our residents get picked up by the police.

Rob Shear

President

Armfield Farm Homeowners Association

President@armfieldfarm.org

Fairfax County Phone #'s

Fairfax County Police (non-emergency)....	703-691-2131
Fairfax County Animal Control.....	703-691-2131
Fairfax County Public Works.....	703-324-2000
Fairfax County Government.....	703-324-4636
Fairfax County Street Signs.....	703-934-2840
Fairfax County Water Authority.....	703-698-5613
Fairfax County Zoning Office (noise).....	703-324-1300
Fairfax County Maintenance & Stormwater Management Division.....	703-934-2800
Dominion/Virginia Power.....	888-667-3000
Miss Utility - Call before you dig.....	800-552-7001
Office of Consumer Affairs.....	703-222-8435
Washington Gas (non-emergency).....	703-750-1000
Washington Gas (emergency if you smell gas).....	703-750-1400
Wildlife Hotline.....	703-440-0800
Verizon Construction Contractor Ivy H. Smith Co.....	800-768-8831



Recent Home Sales

Address	Sales Price	Subsidy	Model	Basement	Settled
Windmoore Ct	\$605,000	\$ 0	Avon	Finished	July 9
Armfield Farm Dr	\$585,000	\$ 0	Greenwich	Finished	August 2
Haverford Ct	\$579,000	\$ 4,000	Longstreet	Finished	August 22
Southernwood Ct	\$520,000	\$10,000	Falmouth	Finished	August 24
Old Chatwood Pl	\$577,500	\$ 9,000	Cavendish	Finished	Sept. 11
Beech Down Dr	\$471,000	\$ 6,000	Devonshire	Unfinished	Sept. 14

Provided by Rosemary Graham, Weichert Realtors. (703) 850-2943

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Fairfax County Public Schools

Architectural Standards

Common ARC Violations

Most of our homeowners do a great job maintaining thier homes. We don't have very many problems, but we do see some more frequently than others. Here are some of the more common Architctural Review Committee violations. If you recieve a notice, please act quickly to resolve it.

ARC Application - Remember you must fill out an ARC application BEFORE you start any exterior work on your home. You can find a copy on our website: www.armfieldfarm.org

Garage Doors - If you replace or repaint your garage door, the color MUST match either your front door, the siding or the trim on your house.

Storm Doors - Only full view storm doors may be installed.

Fences - Like all changes to the outside of your home, they must be pre-approved using the ARC Application. Any color paint or stain needs to be approved.

Gas Lamps - If you own a home with a gas lamp, please make sure it is lit. There is an article on page 5 about how to obtain mantles.



Mailboxes - We do NOT allow the Rubbermaid all-plastic mailboxes. If you are replacing your mailbox with a different one, please fill out an ARB application. They are available at our website www.armfieldfarm.org/committees_architectual.asp

Windows and Mullions- All windows in a home need to either have mullions or not. A mullion is the vertial/horizontal bar on a window. If you are installing replacement windows, please make sure they all match.

If you have any questions, you can send an email to arc@armfieldfarm.org

ARC Needs Volunteers

The Architectural Review Board (ARB) is looking for new members. If you have an interest in preserving our community and home values, and if you can spare one hour or less per month, please contact Charlie at arc@armfieldfarm.org. The ARB Committee meets on the first Wednesday of each month to review applications. In addition, we maintain the Architectural Guidelines and Maintenance Standards document.



Parker rides a pony at the Halloween Party

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Gas Mantles

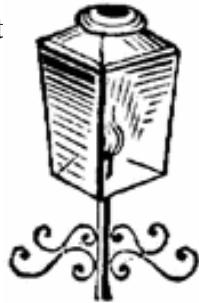
Many of the gas lamp posts in our neighborhood have one or more of the mantles missing. Our new ARB guidelines require them either to be lit or the light be converted to electricity with a sensor to turn it on automatically at night.

In order to help residents obtain the mantles, we have purchased a stock of them and our management company will resell them at cost for \$5.00 per set. You can pick them up at:

Capital Property Management
3914 Centreville Road
Chantilly, VA 20172
703-707-6404

Please bring a check made out to Armfield Farm HOA for \$5.00 as they can not accept cash or credit cards at the office. They are open Monday - Friday 9:00 am to 5:00 pm.

You can also purchase them yourself at
Acme Stove
7026 Commerce Street
Springfield VA 22150
703-644-2288
www.acmestove.com



The manufacturer is Modern Home Products
(www.mhpgrills.com/lamps.html).

If you need help getting them installed or have a mechanical problem with the lamp, you can contact: Buck Riley at 703-670-8622. He charges about \$57.50 to clean the lamp and install new mantles. He is certified by Washington Gas to repair the lamps.

Social Committee News

By Peggy Cook

Armfield Amusements

This summer brought many neighborhood activities. We started off with the annual ice cream social on the last day of school. Kids all think this is the best way to start the summer. Adults could be found enjoying a cool summer treat as well. Next came the Adult Pool Party. A special thank you goes out to Jeanette Castillo and Judy Dutton, chairpersons of the event. The question of the eveningWho knew there were so many fun games you could play with pickles? Everyone had a great time with a lot of laughs and some great "Photo Ops". If you missed the festivities this year, make sure you are there next year. You never know the craziness that can happen! The next event was the annual Family Pool Party. This is the biggest event of the year, with nearly 400 people attending. This year we had a waterslide, moonbounces, lots of games, a deejay and finally....wonderful weather. We finished off the season with a great Halloween Party! We changed things up this year and went with a petting zoo and pony rides instead of the regular hay rides. The kids had a fantastic time riding on the ponies. The cute bunny, ducks, chickens, sheep, and goats were also a big hit.

Passing of the Baton

The Armfield Farm Social Committee is looking for a new chair person or co-chairs to plan neighborhood events. After several years, Peggy Cook will be stepping down at the end of this year. The Social Committee is a great way to meet your neighbors, give to our community and create a great "neighborhood" feeling. If you have an interest in planning neighborhood events, please contact either Peggy Cook at 703-318-7261 or Rob Shear at 703-796-0556.



Kids had tons of fun at the Annual Pool Party



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