



# Armfield Farm Connection

Newsletter Fall 2008

## President's Message



Happy Fall everyone! We had a great summer in the Armfield community. The swim team had a fantastic season and our social events were well attended. I look forward to a fun filled Halloween event in October.

We just signed a contract with AT&T Wireless to bring better cell phone coverage to our community. They are going to put up new antennas on one of the existing Dominion power line towers that passes through our neighborhood. The good news is that they are going to pay us a license fee of \$12,000 a year plus 3% year over year increases for a long-term easement. They need to use about 256 square feet of land to house their equipment below the power lines. We are very excited about this new source of revenue. The board did have an independent analysis of the license fee completed and it showed that this license fee puts us in the top 10% of all cell sites in the country.

This additional revenue is certainly going to come in handy, as we will need to do some additional repairs to the pool for next season. The Federal Government recently passed a new law entitled "The Virginia Graeme Baker Pool & Spa Safety Act." It is an unfunded mandate that requires every pool in the country that is in public use to have multiple main drains or other safety systems to prevent a swimmer from becoming suctioned to the bottom of the pool. Our baby pool currently has two main drains, but our main pool does not. There is a single drain at the bottom of the deep end. While it is highly unlikely that anyone could get suctioned to this drain, we will not be able to open the pool next season without making substantial changes. We have already contracted with our pool company to install dual main drains this fall, so we will be in full compliance for next season. This modification will cost our community \$6,000.

CONTINUED ON PAGE 5

### Upcoming events:

**Saturday Oct. 25th** - Halloween Party  
2:00 pm - 4:00 pm at the pool

### In this Issue:

Contact Information	Page 2
Social Committee	Page 3
ARC Update	Page 4
Swim Team News	Page 5
Community Corner	Page 5



Victory for the swim team!

**Your trash can should  
NOT be visible from  
the street on  
non-pickup days**

# Contact Information

## Board of Directors:

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

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## Capital Property Management

Manager	Dan Gordon	703-707-6404	<a href="mailto:dgordon@capitolcorp.com">dgordon@capitolcorp.com</a>
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## Committees:

Architectural Review	Charlie Dutton	703-787-8324	<a href="mailto:arc@armfieldfarm.org">arc@armfieldfarm.org</a>
Communication	<b>Chair Unfilled</b>		<a href="mailto:communication@armfieldfarm.org">communication@armfieldfarm.org</a>
	Polly Murray		
	Annette Rhoads		

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Grounds and Roads	David Tenny		<a href="mailto:groundsandroads@armfieldfarm.org">groundsandroads@armfieldfarm.org</a>
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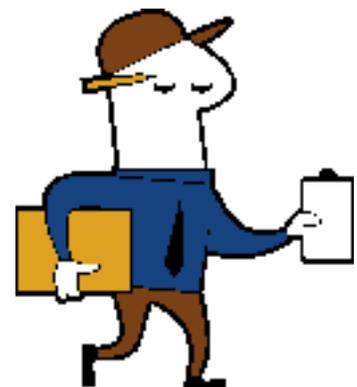
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Pool	Catie Price	703-471-1872	<a href="mailto:pool@armfieldfarm.org">pool@armfieldfarm.org</a>
	Marianne Gonzalez		

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Social	Dawn Donnelly	703 435 8278	<a href="mailto:social@armfieldfarm.org">social@armfieldfarm.org</a>
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Beth Brummett	Amani Ishaq	Lisa Shea
Jeanette Castillo	Deepa Jain	Kay Shear
Andrea Colburn	Leema John	Joya Shrivastava
Peggy Cook	Julie Kim	Manasi Shitut
Mary Copas	Tzu-Se Lin	Ellen Smyth
Melissa Debrow	Erika Madison	Stacy Tucker
Melissa DeLeon	Kirsten Medoff	Paula Rowson
Dharti Desai	Courtney Mountcastle	Karla Thompson
Jayne Dodson	Polly Murray	Smita Havaladar
Chris Dunne	Mimi Nguyen	
Judy Dutton	Oinnetle Pimentel	
Liz Einsig	Miguel Ramirez	
Keir & Claudia Froberg	Kim Reardon	
Marianne Gonzalez	Annette Rhoads	
Jennifer Griese	Sonia Rios	
Michele Hoffman	Beth Rose	





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(Professional and Chantilly Neighbor)

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**www.ferrickmortgage.com**

## Social Committee

The annual Family Pool party, a tradition in Armfield Farm, was held on August 9, 2008. This year, we all lucked out with great weather. Kids, pre-teens and adults danced into the night. The afternoon featured a limbo contest, a moonbounce, tons of food (complete with many leftovers) and relay contests in the pool. We even had kids carrying kids on their backs while swimming across the pool for the supposed parent/child relay. DJ Kaz cheered on many teams during the scavenger hunt and winners of all games received prizes. This year kids dove to find over \$50.00 of hidden treasure in the pool.

Special thanks go out to the volunteers who helped. We couldn't do it without you.

## Recent Home Sales

Address	Sales Price	Subsidy	Model
Armfield Farm Dr.	\$548,900	\$0	Belgrave
Rosetree Ct.	\$612,500	\$12,000	Belgrave
Clary Sage Dr.	\$515,000	\$10,000	Cavendish
Beech Down Dr.	\$465,000	\$13,950	Augusta
Beech Down Dr.	\$495,000	\$0	Cavendish

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

## 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

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# Common Architectural Guidelines

## TRASH

- Trash containers must be stored so that they are not visible from the street or in public view.
- Yard debris and trash containers are to be placed at the curb no earlier than the afternoon/evening before pickup. At all other times, trash containers and yard debris are not permitted to remain in public view.

## LAWN / GARDEN

- Turf areas and lawns are to be mowed and trimmed at regular intervals, maintaining a height of no longer than (4) inches. Trimming around foundations, lamp posts, garden edging, and sidewalk and curb edging is required. Trimmings must be removed.
- Flower and plant beds must be kept in a neat and orderly manner, including trimming of shrubbery. When mulching, use only shredded/chipped wood or natural color stone, not white.
- Vegetable gardens must be located between the rear line of the house and the rear property line. All gardens must be neatly maintained, including the removal of stakes, weeds, trellises and dead growth.
- Approval is required for all natural or man-made exterior decorative objects located in front yards, or which are visible from the street. Exterior objects include items such as: bird baths, ponds, fountains, wagon wheels, sculptures, statues, lighting, light fixtures, stumps, driftwood, free standing poles of all types, decorative signs, gingerbread and/or additional moldings that are attached to the house.
- Gas lanterns that burn out must be replaced. Replacements wicks are available at the Capital Property Management Office.

## HOME EXTERIOR

- Continued maintenance of the exterior of the house and other structures is required. This includes decks, fences, sheds, playground-type equipment, driveways, mailboxes, walkways, gas lanterns, paint and/or rotting wood of trim, garage doors, etc.
- Approval is required for all exterior color changes. This includes changes to siding, front doors, garage doors, concrete, shutters, trim, roofing and other exterior structures. The garage doors are required to match the color of the front door, siding or trim of the house. The application is available at our website, [armfieldfarm.org](http://armfieldfarm.org)
- Storm doors must be full-view and compatible with the architectural style of the house and the entry door.
- All windows in the house must have grids (mullions) or NO grids at all. The exterior appearance of all windows must be consistent, meaning that partially missing or broken grids are not permitted.

## STORAGE

- Firewood must be kept neatly stacked and located to the rear of the residence, within owner's property line and not readily visible from the street.
- Storage of lawn or snow removal equipment, barbecue grills or lawn furniture is not permitted in the front or side yard.

## MAILBOXES / FENCES

- Mailboxes must be straightforward in design and mounted on natural wood or metal posts. Posts may be natural or painted in earth tone colors of black, dark brown, dark green or the same color as the trim of the house. (Trim is defined as the fascia boards and window trim. Trim does not include siding, shutters and front door colors.)
- All fences must be constructed from unpainted wood or wood treated to withstand the elements and they must be maintained. White vinyl fences and chain link fences are not permitted.

## HOME BUSINESS

- Home-based businesses that attract large numbers of vehicles to the neighborhood are not allowed. A Fairfax County permit is required, no signs or other advertising devices are allowed, and no exterior storage of business-related materials is permitted.

## Swim Team

Congratulations Armfield Farm Stingrays for an awesome 2008 season. Our coaching staff did an excellent job; Head Coach Phil Caslavka, Asst Coach Austin Caslavka, Jr Asst Coaches Tara Smyth and Alexis Regan plus Whitney Blankenship, Casey Donovan and Nawal Kassem as J-Rays. These wonderful coaches lead our team to the Colonial Swim League's Blue Division Championship title. We also took home two Individual Age Group Champion awards for 8 and under boys and 9 - 10 boys.

We had many new team records this year:

With Catherine Jin (9-10 girls) and Dennis Lai (9-10 boys) breaking every individual record in their age group (50 free, 50 back, 50 breast, 25 fly and 100 IM). Way to go!!!! Nicole Mastracchio (11-12 girls) in the 100 IM. Awesome! Samantha Reeves (15-18 girls) in the 50 free. Nice! Alexis Regan (15-18 girls) in the 100 IM. Sweet! 13 -14 boys 200 Medley Relay; Mike Louis, Harlan Mantelli, James Kovach and Brady Caslavka. Great job!!!

Every swimmer on the team plays an important part in making our team awesome so keep up the good work. You all are great swimmers!

We had lots of fun this season with weekly team dinners, an Aqua-thon, a trip to Laser Tag, Splashdown and King Dominion. I think everyone enjoyed the Aqua-thon and what a successful event.

We want to thank all the parents who volunteered this season. With all your help and dedication, we had a great season. We all know how much work is involved in running a swim team so it's nice to know we have families that are so willing to give up their free time to help out.

Looking forward to another great season in 2009.

You can find a lot more information on and about the team at our website:

<http://csl.nvblu.com/plasma/core/site/csl/grp/csl/armfield?>

## President's Message

In addition to these mandatory changes we are considering a few upgrades to the pool house itself. The current floor decking is well over 10 years old and has many spots missing. We are getting proposals to replace it with new decking that will fit perfectly. We are also thinking about painting the walls. I would love your thoughts on what color to paint the walls. I would like to do something other than the current beige. Finally we would like to modernize the showers in the bathrooms. I am not sure if we can do both of these next year, but they are the original 20-year-old showers and are in need of upgrades.

We did have another small arson event in July. The trashcan near the pool was destroyed most likely by fireworks. If you see groups of people hanging around our playgrounds or basketball courts after dusk, please contact the police at the non-emergency number (703) 691-2131. All of our playgrounds and basketball courts close at dusk and we have posted no trespassing/loitering signs. The only exception are the tennis courts and pool parking lot, which close at 10:00 pm and the walking paths, which are open at all times.

Rob Shear

President

[President@armfieldfarm.org](mailto:President@armfieldfarm.org)

## Community Corner

The MOMS Club of Chantilly Area, VA is resuming this October! We're a group designed to support stay-at-home moms who live in the 20151 zip code of Chantilly, VA. We're also open to moms who work part time or work out of their homes. Children are welcome at all activities, which include playgroups, lunches, and events. Please join us! Our first meeting will be Friday, October 3rd at 10am at the Sully Government Center, 4900 Stonecroft Blvd. For more information, contact us at:

[momsclubch@yahoo.com](mailto:momsclubch@yahoo.com) or call Jenna at 571-299-6635.



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