

# Armfield Farm Connection

FALL 2011

## President's Message



Happy Fall everyone. We had a great summer in Armfield. The pool was heavily used and the rain held off for our family pool party.

We approved several projects within the new budget for 2012 at our last board meeting. The good news is that we finally received an approvable bid to repair and repaint one of the basketball courts by Springhaven and Beech Down

Drives. The possibly bad news is that with the cooler weather, we may have missed our opportunity to do the work this year since the temperatures are getting below 60 degrees at night. We also decided to remove one of the two courts and replace it with a playground. If all goes well, we will remove the second court this winter and install the new playground in the spring.

We also budgeted money to replace the large wooden playground north of Springhaven and Beech Down Drives with a modern metal and plastic playground in the spring. Finally, we are considering repaving some of the walking paths in 2012 as long as no unexpected expenses arise.

We had a great response to the survey in our last newsletter. You will find the results in this issue. We are always looking for suggestions on how to improve our community or items that are in need of repair. Please let me or any of the board members know your ideas.

Rob Shear  
President  
Armfield HOA  
president@armfieldfarm.org

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We're on the web!  
[armfieldfarm.org](http://armfieldfarm.org)

## Upcoming Events At A Glance

### OCTOBER

- |         |   |
|---------|---|
| 8-Nov15 | 2011 Election Campaign Signs Permitted                  |
| 17      | Last Day to Register to Vote for 2011 Election          |
| 20      | Electronics Recycling,<br>I-66 Transfer Station, 10-3pm |
| 22      | NWF Hide & Seek Fundraiser                              |
| 29      | Halloween Party, 1-3pm at the Pool                      |

### NOVEMBER

- |          |  |
|----------|--|
| 5-6      | DC Big Flea, Dulles Expo Center                            |
| 11-13    | NoVA Christmas Market, Dulles Expo Center                  |
| 16       | HOA Meeting, Capitol Property Mgmt, 7pm                    |
| 20       | Electronics Recycling,, I-66 Transfer Station,<br>10am-3pm |
| 25-Jan25 | Holiday Decorations Permitted                              |

### DECEMBER

- |      |  |
|------|--|
| 9-11 | Sugarloaf Craft Festival, Dulles Expo Center |
| 22   | HOA Meeting, Capitol Property Mgmt, 7pm      |
| TBD  | Santa on a Truck, Armfield Farm Pool Grounds |

## Pool Party Recap

We had a great family pool party this year, despite weather that threatened but never rained. This year we added shaved ice in a dozen flavors, and the line never ended! Our glitter tattoo guy stayed a whole extra hour, decorating many kids (and some adults, too). The DJ hosted boat races and a hula hoop contest that showed up some amazing neighborhood talent. Thank you to everyone who helped out, and thanks to those who came out for the fun!



## Mark your calendars for the Halloween Party!!!

This year's Halloween Event will be on Saturday, October 29th from 1 to 3 pm. We have already reserved the very popular ponies (and one horse, so even adults can ride). There will be pumpkin decorating, moon bouncing and candy!!!! To help out, contact Kay through [social@armfieldfarm.org](mailto:social@armfieldfarm.org).

 <p><b>ALLEN PORTER COMPLETE LAWN MAINTENANCE</b> SERVING FAIRFAX COUNTY RESIDENTS SINCE 1994 Phone 703-978-2063 E-mail <a href="mailto:aportercldm@aol.com">aportercldm@aol.com</a> website: <a href="http://www.allenporter.com">www.allenporter.com</a></p>	<p>Our Services Include:</p> <ul style="list-style-type: none"> <li>• Grass Cutting • Leaf Removal • Mulching • Weeding</li> <li>• Bush Trimming • Landscaping • Drainage/Grading</li> </ul> <p>Give us a call for your free estimate</p> <p>Rated "Superior Quality" by Checkbook Magazine</p> <ul style="list-style-type: none"> <li>• Fair Prices • Quality Work • Honest &amp; Dependable</li> </ul>
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## Planning for Santa

The social committee is planning to bring Santa to the pool sometime in December, depending upon the fire department's schedule. There will be warm drinks, snacks and photo opportunities.

## Need Service Hours?

## Neighborhood Clean Up to the Rescue!

We will be hosting a community clean up day for kids who need service hours (or anyone else who wants to help out). The date will be scheduled once we get settled on dates these hours are due. Watch for signs! And if your child cannot work the hours the group is going out, he or she can do clean up at a time convenient to your family and we will sign for hours.

***Watch the signs at the entrances to the neighborhood for social updates!***



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### Recent Home Sales (courtesy of Rosemary Graham)

Street	List Price	Sold Price	Subsidy *	Model	Date of Sale
Clary Sage	\$519,000	\$486,000	\$0	Belgrave	June 17
Armfield Farm	\$549,900	\$542,500	\$0	Cavendish	July 15
Armfield Farm	\$549,900	\$550,000	\$0	Cavendish	July 15
Rosetree	\$550,000	\$542,000	\$0	Belgrave	July 27
Armfield Farm	\$559,900	\$559,900	\$0	Cavendish	July 29
Haverford	\$529,900	\$515,000	\$0	Franklin	August 16
Springhaven	\$448,000	\$442,000	\$5,000	Bradley	August 26

\* Seller payment on behalf of the purchaser

### Preparing for Winter

As you winterize your homes and lawns, please remember these two helpful tips:

- 1) Clear any leaves from gutters, curbs, and storm drains to minimize buildup from heavy rains and snow melt.
- 2) During heavy snow storms, please park all vehicles on the odd-numbered side of the street to give the plows maximum room to clear.

***Want to know more? Meeting minutes available at  
[www.armfieldfarm.org](http://www.armfieldfarm.org)***

## Survey Says!

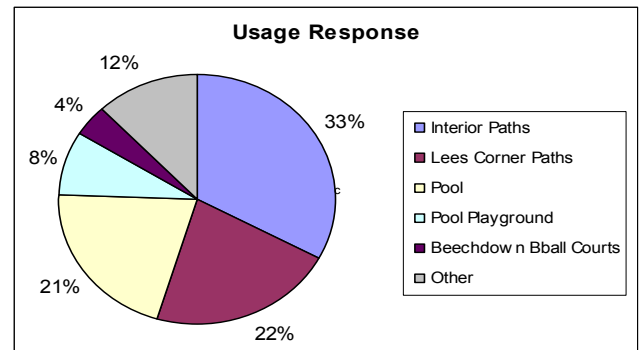
As part of the Summer 2011 issue of the community newsletter, the Board of Directors requested the Association's participation in a survey about the assets of the HOA and improvements over the coming years. Thank you to all those who participated and made suggestions.

Due to the consistent early response, some decisions have already been made by the Board of Directors and are covered in the President's article. Other write-in suggestions are addressed in the latter pages of this issue. If you are interested in more details or have questions about how the write-in comments are addressed, please email your questions to [treasurer@armfieldfarm.org](mailto:treasurer@armfieldfarm.org) or join us at one of our board meetings. Below are the results from the survey:

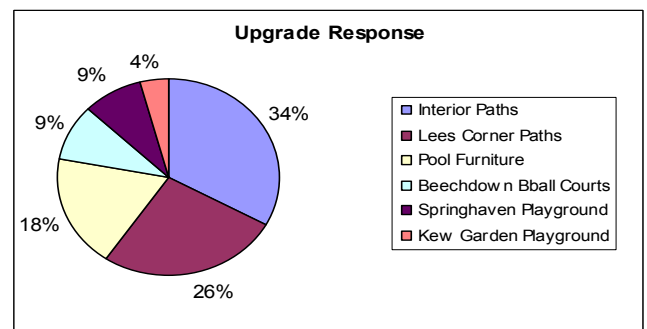
Overall Response Rate: 20.2% (95 responses)

Most Responsive Blocks: Hampstead (55%), Gladwyn (43%) & Angelica (33%)

**1. Usage of assets (in order from most to least often):** Interior walking paths, Lees Corner walking paths, Pool (in season), Playground at the pool grounds, Basketball courts behind 3628 Beech Down, Ball field at Clary Sage, Volleyball court, Tennis court, Playground at Clary Sage, Playground at Springhaven, Basketball courts at Springhaven, and Playground near Kew Garden.



**2. Repair/replace assets (in order of resident preference):** Interior walking paths, Lees Corner walking paths, Pool furniture/shade, Basketball courts behind 3628 Beech Down, Playground at Springhaven, and Playground near Kew Garden.



**Board Action:** The Board has budgeted to start making pathway repairs over the next two to three years, beginning with the sections most in need of fixing. All the paths will be reviewed, but if you have any particular sections in mind, please email Dan Gordon at [dgordon@capitolcorp.com](mailto:dgordon@capitolcorp.com). To start the effort, the Board has just contracted to fix the cracked and heaved sidewalk at the pool this year.

## Survey Says! (continued)

3. Should the HOA consider investigating building a community center?

No 65%                      Yes 35%

**Board Action:** Based on this response, the Board will not look into this idea.

4. Should the HOA consider reducing the number of basketball courts?

Yes 73%                      No 21%                      Undecided/Other 6%

**Board Action:** The Board looked more deeply into these responses to consider only the 17 responses from people who use the courts monthly, weekly or daily. They indicate a 18% favorable for reducing Beech Down and 35% favorable for reducing Springhaven. Based on these results as well as our personal observations, the Board is going to go ahead with removing one of the Springhaven courts. The issue of the Beech Down courts will be addressed in the future.

### Write-in Comments:

***Can we have playground at Leith/Bokel?*** As much as everyone on the Board wants to do this, there is unfortunately no appropriate property in the Leith/Bokel area that can be used for a playground. The only area available is in a flood plain that is not safe for building.

***Can we cover the pool playground so that it can be used during the summer?*** This is an interesting request and the Board could certainly look into the feasibility of doing this. However it is unlikely that anything can be done in the next five years.

***Can we discourage people from outside the community using our basketball courts?*** The courts already have signs that state the areas are for HOA member use only. The next step would be to erect costly fences and install locks. If you know of non-HOA members using the courts, please report them to Dan Gordon. If there are enough reports, then adding fencing can be considered.

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## Survey Says! (continued)

(Continued from page 5)

**Can the Association build a fitness center?** This is not something the Board is going to pursue. There are multiple fitness centers in the area that charge very reasonable monthly rates and are better suited to maintain fitness facilities.

**Can the Association fix our streets?**

We agree whole-heartedly with this request. Unfortunately the Board has no control over the streets – they are public roads maintained by VDOT and FCDOT, not the HOA. Each year the Board brings the issue up with County Supervisor Frey's office and we will continue to push the cause. However, with the reduced budgets we are even less likely to be successful. If you would like more details, please contact Dan Gordon.

**Can the Association install more stop signs / speed bumps?** In the traffic survey done last year, Armfield Farm Drive barely met the requirements to qualify for a speed bump, while Beech Down Drive did not. So, if speed bumps were to be installed, the traffic would most likely divert to Beech Down - only shifting the problem, not solving it. And since speed bump installation is done at the purview of the county, and given their reduced budget situation, they are unlikely to install any in the near future.

The Board will look into whether we can install additional stop signs. Since they would affect the entire community this issue needs careful consideration, community wide support and County permission.

**Can we have soccer goals at the Clary Sage Field?** We will look into this. If we have the space and the cost is reasonable, there is no reason we shouldn't be able to accommodate this request in the near future.

**The volleyball court needs to be maintained more frequently.** Yes, the net will be fixed this year and replaced next year. The Board will look into having the grounds crew spray for weeds.

**Can the HOA do something to keep people from parking near intersections?** This is a police issue. If you see someone parking within 20 feet of an intersection, call the non-emergency line 703-691-2131 and report the vehicle.

**Can we have slides at the pool?** This would depend on a number of factors including cost, space, storage, safety, and of course additional community input. The Board will contact Crystal Aquatics, our pool managers, for more information.

**Over the summer brush and tree limbs encroach into the sidewalks and paths, can they be trimmed?** We will add this into our annual grounds maintenance contract. We also ask that homeowners keep at least 6 to 7 feet of clearance above their sidewalks and any shrubs that narrow the sidewalks.



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GRINNELL CONCRETE PAVING STONES, INC.

(Continued on page 8)

## Kids @ Work

Armfield Farm presents Kids @ Work — space for youth under the age of 18 to promote their services within the neighborhood. Please e-mail [communication@armfieldfarm.org](mailto:communication@armfieldfarm.org) to update your information and/or confirm your listing. The next posting will be in the Spring 2012 (April) issue. Our Facebook Group is also a resource for those wishing to advertise their entrepreneurial spirit.

Dominic Berry (10)	703-657-2791	Pet Care
Juliana Berry (12)	703-657-2791	Babysitting*, Mother's Helper
Andrew DeLeon (14)	703-464-5192	Dog Walking, Pet/Baby Sitting, Lawn mowing
Michael DeLeon (12)	703-464-5192	Dog Walking, Pet Sitting, Mother's Helper
Heather Donnelly (11)	703-435-8278	Mother's Helper
Bryanna Kerbuski (17)	703-850-3487	Dog Walking, Babysitting, Lawn Mowing
Alec Martin (16)	703-318-3245	Babysitting, Yard work
Collin Reardon (14)	703-707-9317	Babysitter*; Dog Walking; House Sitting
Nick Reardon (12)	703-707-9317	Babysitter*, Mother's Helper, Dog Sitter

\* CPR and/or Red Cross Certified

Parents: Please discuss who your teen is working for and when, wages, responsibilities, and availability. The Armfield Farm HOA encourages staying within the community, but assumes no responsibility for any activities that result from Kids @ Work.

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## Survey Says! (continued)

*(Continued from page 6)*

### ***Can we build a dog park and/or provide baggie stations?***

The Board would be happy to study the idea with a community committee to identify potential areas, maintenance costs and the requirements to establish a dog park and baggie stations in the neighborhood. If you are interested in heading up or working on such a committee, please contact Dan Gordon. For now, the nearest dog park is about 5 miles away on Old Lee Road in Chantilly.

***Can we have more signs for people to clean up after their dogs?*** The Fairfax County Animal Control law states that dog owners are responsible for removing dog waste from public areas. The HOA does have several signs around the community requesting this. Please notify Dan Gordon if there are any public areas where the law is frequently disregarded. Individual homeowners can call the police non-emergency line (703-691-2131) for violations on their property. The animal control division does make patrols if there are enough complaints in a given area.

***Can we initiate a community garden?*** All homeowners have the ability to create their own gardens in the rear of their homes. Otherwise 650 plots are available through the Fairfax County Park Authority. The board is also happy to study the idea with interested homeowners.

***Does the HOA have any plans for green initiatives like solar lighting?*** The HOA already has a 5'x5' solar panel in place at the Bellerose entrance to supply the sign lighting. This was done because connecting the light to power grid was too involved. However to convert the other lights within the HOA would not be cost effective. We do not have any other initiatives pending, but if anyone has an idea we would be happy to consider it. The social committee holds a community cleanup at least once a year for student service hours.

***Can the HOA fix the street lights and gas mantles?*** Gas mantles are the responsibility of the homeowner and replacement mantles are available at the management office for \$6. If you see any street lights that are out, please notify Dan Gordon or visit the Armfield FAQ website (pending) to submit a request directly to the county.

***Can we improve the landscaping at the entrances?*** The Board has been concerned with the inconsistent names and look of the entrances to the community – we have a mix of Armfield Farm, Lees Crossing and Saville Chase. We will be repairing these and doing minimal updates as necessary in the short term. Once the large safety related repairs are out of the way we have already planned to address the entrances and give them a consistent look and feel.

***What is being done to monitor home exteriors and landscaping for architectural compliance?*** The ARB is looking for volunteers to do inspections in between those that are done by Capitol Property Management. There will also be a form posted shortly on the website where potential violations can be submitted for review by the ARB.



## Swimtastic Stingrays

Congratulations! Stingrays win 2 out of 5 "A" Meets in the Colonial Swim League - White Division

Thanks to our coaches: Phil Caslavka, Nawal Kassem, Nicole Mastracchio, Marra Sherrier, and AnnaMarie Tiss.

Congratulations to all the recipients of our End of Year Awards!

Top Scorer Awards:

Boys

8 & under: Vivek Iyer

9-10: Noah Dantine

11-12: Kevin Petrillo

13-14: Dennis Lai

15-18: James Kovach

Girls

8 & under: Jade Howard

9-10: Caroline Jin

11-12: Lana Blinova



13-14: Catherine Jin

15-18: Nicole Mastracchio

Special Awards

Team Rep Awards: Nawal Kassem, James Kovach

Coaches Awards: Omar Kassem, Hannah King

Stingray Award: Jake Tiss

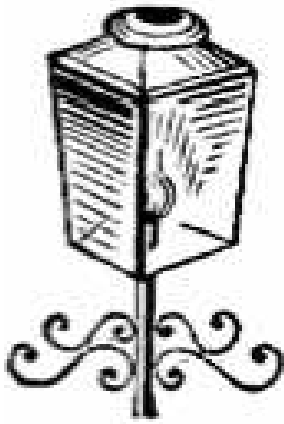
Team Spirit: Jessica Sun

## Things to do this fall

Hike & Seek, a National Wildlife Foundation fundraising event, is a cross between a nature hike and scavenger hunt aimed at bringing family and friends together in the great outdoors for fresh air and fun! Spend a fun-filled Saturday morning with your children on a 1-2 mile hike exploring nature for your kids' health and happiness. Appropriate for kids of all ages! The DC area event will take place on October 22nd at Seneca Creek State Park, 11950 Clopper Road in Gaithersburg, Maryland. See [www.nwf.org](http://www.nwf.org) for details.

Otherwise, take a moment to check out the events going on at Frying Pan Farm Park and Kidwell Farms! Meet draft horses, chickens, peacocks, rabbits, sheep, goats, cows and pigs at Kidwell Farm, Frying Pan Farm Park's working farm of the 1930s. Greet the friendly farm animals, take a wagon ride or watch the farm hands at work. At the Kidwell Farm House, you can relax on the porch or take a tour to see how farm families lived. The farm is open daily 9am-5pm.

## Gas Mantles



Many of the gas lamp posts in our neighborhood have one or more of the mantles missing. Our ARC guidelines require them both 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. You can pick them up at:

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

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

*Please bring a check made out to Armfield Farm HOA for \$6.00 as they do not accept cash or credit cards at the office.*

*They are open Monday - Friday 9:00am to 5:00pm.*

## Montessori School of Fairfax

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## State/Municipal Election Information



On **November 8th from 6am to 7pm**, all 140 seats in the Virginia General Assembly, all nine seats in the Fairfax County Board of Supervisors, and with other county and municipal positions will be up for

election. This is the first general election to take place since redistricting due to the 2010 Census. All areas of the community experienced some changes due to redistricting.

Armfield Farm is now part of the redesigned and renamed—**Lees Corner #1**—precinct. Our polling place will be at **Lees Corner Elementary** located at **13500 Hollinger Avenue**. Below are the races you should expect to see on your ballot. Information is taken from the Fairfax County Election Board as of 9/18/11. School Board and Conservation District races are non-partisan, though political parties and other groups may endorse. Candidates are listed in alphabetical order, ballot order may be different. There is also a FCPS Bond issue detailed on Page 12.

### State Senate District 32

Patrick N. Forrest (R)  
Janet D. Howell (D)\*

### State House of Delegates District 86

Thomas Davis Rust (R)\*

### County Board of Supervisors Chairman

Sharon S. Bulova (D)\*  
Christopher F. DeCarlo (I)  
A. Will Radle, Jr. (I)  
Mike J. "Spike" Williams (R)

### County Board of Supervisors Sully Dist.

Michael R. Frey (R)\*  
Shahid S. Malik (D)

### County School Board Sully District

Sheila P. Ratnam  
Kathy L. Smith\*

### County School Board At Large

*(Vote for no more than 3)*

Sheree A. Brown-Kaplan  
Lin-Dai Y. Kendall  
Lolita I. Mancheno-Smoak  
Ryan L. McElveen  
Ilryong Moon\*  
Steven M. F. Stuban  
Theodore J. "Ted" Velkoff

### County Commonwealth Attorney

Raymond "Ray" Morrogh (D)\*

### County Sheriff

Bill A. Cooper III (R)  
Stan G. Barry (D)\*

### NoVA Soil and Water Conservation Dist.

*(Vote for no more than 3)*

Thomas L. Cranmer  
Johna Good Gagnon\*  
George W. Lamb\*  
Peter M. Marchetti  
John W. Peterson\*

\* - Incumbent; R - Republican; D - Democrat;  
I - Independent

## Board of Directors:

### President

Rob Shear  
president@armfieldfarm.org

### Vice-President

Steve Snyder  
vicepresident@armfieldfarm.org

### Treasurer

Susan Hanson  
treasurer@armfieldfarm.org

### Secretary

Greg Seiler  
secretary@armfieldfarm.org

### Director At-Large

Ken Liu  
atlarge@armfieldfarm.org

## Capitol Property Mgmt

### Manager

Dan Gordon  
dgordon@capitolcorp.com

## Architectural Review Board

Chris Neubert  
arc@armfieldfarm.org

## Social

Kay Shear  
social@armfieldfarm.org

## Communications

Michael Hanson  
communication  
@armfieldfarm.org

## Website

www.armfieldfarm.org

## FCPS Bond Question

On November 8th, voters will be asked for their decision on the following Fairfax County Public School Board bond question:

*"Shall the Board of Supervisors of Fairfax County, Virginia, contract a debt, borrow money, and issue capital improvement bonds in the maximum aggregate principal amount of \$252,750,000 for the purposes of providing funds, in addition to funds from school bonds previously authorized and any other available funds, to finance, including reimbursement to the County for temporary financing for, the costs of school improvements, including acquiring, building, expanding, and renovating properties, including new sites, new buildings or additions, renovations and improvement to existing buildings, and furnishing and equipment, for the Fairfax County public school system?"*

Yes or No



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## How are we doing?

If you know a neighbor who missed out on this issue, direct them to our website: [www.armfieldfarm.org](http://www.armfieldfarm.org). This and other recent issues are there.

If you have any suggestions or events you want to see posted to the newsletter, Armfield Farm website, or to the Facebook website, please email us at [communication@armfieldfarm.org](mailto:communication@armfieldfarm.org)

***Would you like notification of future issues via e-mail?***

***Contact [communication@armfieldfarm.org](mailto:communication@armfieldfarm.org)***