

Armfield Farm Connection

FALL 2012

President's Message



Happy Fall everyone. I am really ecstatic to report that we have started our multi-year project to repave our nearly two miles of walking paths. We did three sections this year including a very bumpy section on Lees Corner Road. We are still finalizing the budget for 2013, but the current plan is to repave the remaining section of the Lee Corner path north of Roger Mack Drive next year. Repaving the all of the paths will cost our association around \$350,000 spread out over the next decade.

We also just completed the repair and repainting of the basketball court by the new tot-lot. The court looks great and I hope that everyone in the community gets a chance to enjoy it. We are considering repairing and repainting the other two basketball courts in 2013.

Overall, our community does a great job following the architectural and maintenance standards. I would like to remind everyone that they should submit an architectural review board application well before starting any work that changes the outside of your home. If you do receive a violation notice, please rectify the situation as quickly as possible.

Our next big event is the Halloween party on October 27th. I look forward to seeing everyone there!

Rob Shear

President

Armfield HOA

president@armfieldfarm.org

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We're on the web!
armfieldfarm.org

Upcoming Events At A Glance

OCTOBER

7-Nov13	2012 Election Campaign Signs Permitted
21	Electronics Recycling, I-66 Transfer Station, 10-3pm
TBD	HOA Meeting, Capitol Property Mgmt, 7pm
27	Halloween Party at the Pool, 1-3pm

NOVEMBER

3-4	DC Big Flea, Dulles Expo Center
11-13	NoVA Christmas Market, Dulles Expo Center
TBD	HOA Meeting, Capitol Property Mgmt, 7pm
18	Electronics Recycling, I-66 Transfer Station, 10-3pm
25-Jan25	Holiday Decorations Permitted

DECEMBER

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

Social Committee Recap

What a great summer party! This year we had perfect weather and a huge turnout. Everyone enjoyed fantastic BBQ and subs, stood in line for cool shaved ice and maybe even got a glitter tattoo (mine lasted three weeks!). The DJ ran the boat races and the kids dove for coins. Thank you to everyone who came out celebrate summer in our neighborhood. Special thanks to Paula Rowson and Katie Bernet, who helped get everything planned and organized. And thanks to our helping hands with the food -- there was so much to serve this year and it all got eaten.

We are already in the planning stage for the big Halloween event on October 27th from 1-3pm. There will be mini-pumpkins to decorate, an obstacle course for bouncing and a costume parade. We will even practice trick or treating with some candy :-)

Have you missed seeing Santa at the pool for the last couple of years? Fear not! Santa will return this year on his fire truck in December, for photos and candy canes. If anyone would like to help out with coffee and cocoa, please contact the Social Committee. Look for the date on the community signboards!

Do you want to get involved with the social committee? Have ideas? Questions? Please write Kay at social@armfield.org or post a note on the Armfield Facebook page .



Need Service Hours?

Neighborhood Clean Up to the Rescue!

We hosted a community clean up day on September 30th for kids who needed service hours (or anyone else who wants to help out). Future events 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
Gladwyn	\$509,000	\$500,000	\$7,000	Franklin	July 12
Armfield Farm	\$545,000	\$545,000	\$6,000	Avon	July 15
Angelica	\$595,000	\$595,000	\$3,000	Belgrave	July 16
Armfield Farm	\$509,000	\$511,000	\$7,000	Cavendish	July 23
Rosetree	\$545,000	\$530,000	\$0	Avon	August 31

* Seller payment on behalf of the purchaser



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ODD-numbered side of the street.***

Letter to the Editor

The last issue of the newsletter reported on State Sen. Janet Howell's remarks at the annual HOA meeting that "The state suffered embarrassments with gun control, voter identification, and abortion legislation..." But it lacked a qualifier such as "In Sen. Howell's view." And "embarrassments" should have been in quotes. I don't know if "embarrassments" is a term that politicians are frequently using these days to denigrate legislation of the opposing party, or whether it's just her mode of expression, but to be "embarrassed" about the legislation is clearly her personal feeling. Many others would not consider it to be embarrassing at all.

Patrick Chisholm

The HOA Board of Directors accepts Letters to the Editor or Guest Columns on timely topics, but reserves the right to edit for length, grammar, and content. Items may be sent to communication@armfieldfarm.org.

Walking Paths

Phase 1 of replacing/repairing the community walking paths was completed in September. Three sections of new asphalt have been laid between Springhaven and Roger Mack, by the dragon slide, and by the double basketball courts.

Based on need and funds available, the section between Roger Mack and Thompson Rd will potentially be Phase 2 in 2013.



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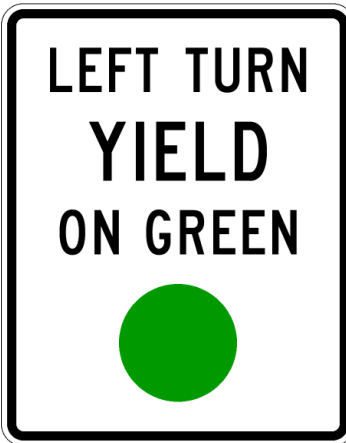
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Armfield Farm Drive/Centreville Road Stoplight



A number of residents have contacted VDOT, Supervisor Frey's office, and the HOA Board to see if the lanes at the intersection of Armfield Farm and Centreville Road could be realigned. Unfortunately doing so would result in blocking off right turning (northbound) traffic.

Next, the Board recommended something similar to the sign (at left) be placed to alert drivers that there is cross traffic present. Unfortunately, even one sign makes the weight too much for the traffic light poles as designed/installed.

The Board is interested in any other creative solutions residents may have. You can reach Rob at president@armfieldfarm.org

Springhaven Drive/Beech Down Drive Stop Sign

A meeting will be held with County traffic and Board of Supervisors representatives on October 11th at Franklin Middle School to discuss placing a four way stop sign at the intersection of Springhaven Drive and Beech Down Drive due to excessive speeds by travelers. Following this meeting, petitions will be provided to the most affected homes (see the online Summer newsletter for the map) to determine whether there is enough community interest. Please watch the community sign boards, Facebook, and the HOA website for details. For more information, contact Galileo at vicepresident@armfieldfarm.org.

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Basketball Court Repaired

In September, the Springhaven basketball court was repaired and repainted, capping off a two year endeavor to enhance the recreation activities at the southern half of the community. The double courts on Beech Down Drive are potential budget items for 2013 / 2014.



Treasurer's Report

So, as you have probably already read in this newsletter, the Board has been busily trying to turn the survey results from 2011 into reality. In case you are wondering how the money is being spent and how we come to our decisions, here is a quick summary of our income and expenses:

Dues	~ \$301,000	
AT&T Land Rental	~ \$ 14,000	
Pool Income (outside memberships)	~ \$ 13,000	
Interest & Fees	~\$ 4,000	
NEPP Grant	~\$ 4,000	~\$336,000 income
Pool Management	~\$61,000	
Property Management	~\$46,000	
Routine Landscaping & Irrigation	~\$44,500	
Pool Maintenance	~\$13,000	
Utilities	~\$12,000	
Taxes & Tax Preparation	~\$ 7,000	
Insurance	~\$ 5,000	
Mailings & Copying	~\$ 4,500	
Legal	~\$ 4,000	
Other Admin	~\$ 3,500	~\$200,500 Fixed Expenses
Tree Damage/Replacement (deracho & storms)	~\$20,000	
Social	~\$ 7,500	
Repairs (lights, locks, other)	~\$ 5,000	~\$233,000 Fixed + Mandatory
Reserves	~\$ 48,000	~\$281,000 Fixed + Mandatory & Reserve

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Treasurer's Report Con't

Leaving ~\$55,000 to do capital improvements in 2012. As mentioned last Winter, the Board decided to immediately use the 2012 reserves to increase the capital improvement budget to ~\$103,000. This broke out into Walking Path renovations (\$23,500), replacing the hazardous playground between Beech Down & Springhaven (\$57,500), and putting up the new playground in place of one of the Springhaven basketball courts (\$22,000). The remaining Springhaven court was repaired this year, but had been budgeted in 2011. Unfortunately it took nearly a whole year of phone tag to get the repair company to finally come out, so many thanks to President Rob and Property Manager Dan for their unwavering persistence. It was a very frustrating exercise, but hopefully things will go more smoothly for the other two courts. Next year we will be returning to our normal capital improvement budget (~\$63k). We expect to be doing more path repairs (~\$36k), the mandatory reserve study (~\$3,500), and another basketball court (~\$23k). If we are lucky and are able to avoid the massive tree damage costs we have had in the last few years, we may do some maintenance on the tennis courts & mulch the tot-lots (~\$8k). As always, suggestions are welcome.

Kids @ Work

Armfield Farm presents Kids @ Work — space for youth in high school or younger to promote their services within the neighborhood. Please e-mail **communication@armfieldfarm.org** to update your information and/or confirm your listing. The deadline for the Fall issue (the last Kids at Work for the year) is September 10th. Our Facebook Group is also a resource for those wishing to advertise their entrepreneurial spirit.

Andrew DeLeon (15)	703-464-5192	Pet Sitting/Walking; Lawn Mowing; Babysitting
Michael DeLeon (13)	703-464-5192	Pet Sitting/Walking
Heather Donnelly (12)	703-435-8278	Pet Sitting; Mothers Helper; Babysitting
Christina Gonzales (17)	703-919-7608	Babysitting
Nick Gonzales	703-919-7608	Pet Walking
Shoshana Gordon (14)	703-709-8237	Pet Sitting; Babysitting*
Elena Grimm (12)	703-464-0712	Mothers Helper; Baby*, Plant & Pet sitting
Bryanna Kerbuski (18)	703-850-3487	Pet Sitting; Babysitting
Casie Morton (19)	703-282-7582	Babysitting*, Pet Sitting, Lifeguard
Collin Reardon (15)	703-707-9317	Babysitting*; Pet Sitting/Walking
Nick Reardon (13)	703-707-9317	Babysitting*; Pet Sitting/Walking
Jeffrey Rhoads (13)	703-471-6895	Pet Sitting/Walking
Megan Rhoads (16)	703-471-6895	Babysitting, Pet Sitting/Walking
Nicole Rhoads (17)	703-471-6895	Babysitting

* CPR and/or Red Cross Certified

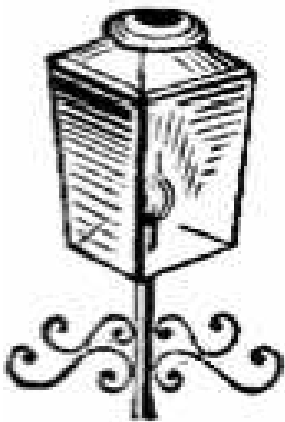
Parents please discuss who your teen is working for and when, wages, responsibilities, and availability. The Armfield Farm HOA encourages staying within the community, but assumes no responsibility for any activities that result from Kids @ Work.

Timber Run @ EDS - New Development

In addition to the construction taking place at the Dulles Discovery complex along Air and Space Museum Parkway (see last issue), a second local major development may be underway in the near future. According to the Sully District Council, the organization of HOAs within Sully, developers have proposed 80 townhouse and 720 multi-use units along Centreville Road from Kinross South to the Cox Cable offices. The ball fields currently at this location will be moved to the west along Wall Road and will be dedicated to the County Park Authority at a cost of \$1 million. The developers are slated to present before the County Board of Supervisors on October 30th. If you want to comment, please contact the BOS Clerk at 703-324-3151. We will try and keep everyone apprised on the progress.



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.

For Gas 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.*

Swimtastic Stingrays

Congratulations to the Armfield Farm Stingrays for their final A Meet win against Barrington 232 – 205. Our swimmers competed at their best, despite the cold drizzle. Congratulations to our coaching staff (Nawal, Alex, Josh, Anna, Marra, Jake and Newton) for leading our swimmers to a successful season.

A big thank you to our loyal sponsors (Audi Contractors, Vocelli Pizza, Orthodontics By Crutchfield, Rosemary Graham, and Team Mom Trophies) and to our dedicated parent volunteers. Our success begins with you!

If your child would like to become a Stingray, visit our website at www.armfieldfarmswim.com. Registration for summer 2013 will open in April!

Award Winners for Summer 2012:

Top Scorers in their Age Group

Solomon Blackmon; Kimberly Howard; Vivek Iyer; Caroline Jin; Catherine Jin; Dennis Lai; James Kovach; Nicole Mas-tracchio; Emma Rowson; and Justin Sims

Stingray Award: Emma Rowson

Spirit Award: Joseph Crowder

Team Rep Award: Sarah Yao and Dennis Lai



Coaches Award: Alexa King and Jake Tiss

Most Improved in their Age Group

Kaleigh Cole; Logan Earle; Shoshana Gordon; Elena Grimm; Vivek Iyer; Omar Kassem; Alexa King; Richard Park; Edward Shen; Marra Sherrier; Caitlin Sims; Justin Sims



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Helpful Numbers

Emergency Numbers

Public Safety Non-Emergency
703-691-2131

Emergency Information 703-817-7771

Poison Control 800-222-1222

National Weather Service
703-652-1210

Virginia Dept of Transportation
800-FOR-ROAD (800-367-7623)

Mental Health 703-573-5679

Basic Needs 703-222-0880

Adult Protective Services
703-324-7450

Child Protective Services
703-324-7400

Red Cross 703-584-8700

Utilities

Washington Gas 703-750-1400

Dominion Virginia Power
866-DOM-HELP (866-366-4357)

Fairfax Water 703-698-5800

Storm Flooding 703-877-2800

Sanitary Sewer Flooding, Breaks, Back-Ups
703-323-1211

Cox Cable 703-378-8422

Comcast
800-COMCAST (800-266-2278)

Verizon 888-553-1555

American Trash 703-368-0500

AAA Trash 703-818-8222

Schools

Lees Corner Elementary 703-227-3500

Franklin Middle 703-904-5100

Chantilly High 703-222-8100

Government Services

Fairfax County
703-FAIRFAX (703-324-7329)

Tax Administration 703-222-8234

Construction Permits 703-222-0801

District & Circuit Courts 703-691-7320

Juvenile/Domestic Relations Court
703-246-3367

Voter Services/Office of Elections
703-222-0766

Board of Supervisors 703-324-3151

Sully District, Michael Frey
703-814-7100

86th State House District, Tom Rust
703-437-9400

32nd State Senate District, Janet Howell
703-709-8283

10th US Congressional District, Frank Wolf
703-709-5800

US Senator, Mark Warner
703-442-0670

US Senator, Jim Webb 703-573-7090

Homeowners Association

Capitol Property Management
703-707-6404

State/Municipal Election Information



On **November 6th** from **6am to 7pm**, federal elected offices, two state constitutional amendments and four bond issues will be up for ballot. 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 9/15/12. Candidates are listed in alphabetical order; ballot order may be different.

President and Vice-President of the United States (electors for)

Virgil Goode/Jim Clymer (C)
Gary Johnson/James P. Gray (L)
Barack Obama/Joe Biden (D)*
Mitt Romney/Paul Ryan (R)
Jill Stein/Cheri Honkala (G)

U.S. Senator

George F. Allen (R)
Timothy M. Kaine (D)

U.S. House of Representatives

Kristin A. Cabral (D)
J. Kevin Chisholm (I)
Frank R. Wolf (R)*

Amendments

Eminent domain
State legislature scheduling

Full text: http://www.sbe.virginia.gov/cms/election_information/Cidate_Lists_Ballot_Issues/2012Proposed_Amendments.html.

Fairfax County Bond Referenda

Parks (\$75 million)
Public Safety (\$55 million)
Public Library (\$25 million)
Storm Drainage (\$30 million)

Full text: http://www.fairfaxcounty.gov/elections/nov_2012_county_bond_issues.pdf

* - Incumbent; C - Constitution; D - Democrat;
G - Green; I - Independent; L - Libertarian;
R - Republican



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Manager

Dan Gordon
dgordon@capitolcorp.com

Website

www.armfieldfarm.org

Other issues in front of the board

- This summer the courts deferred the ADA regulation that would have required us to install of two handicap chairlifts (~\$5,000 each) at the pool. That said, the board is very willing to work with any persons that need special access to enter and exit the pool.
- The board was finally able to get year round WiFi enabled at the pool area – contact Rob at president@armfieldfarm.org for the codes.
- New state requirements required us to enable a complaint system for homeowners that believe there is any illegal activity on the part of the HOA Management or Board. The forms and procedures can be found on our website, although this should hopefully never have to be used.
- We have submitted an FY2013 NEPP application for continued walking path repairs.
- Our new vice president is prototyping a new Armfield Farm website.
- The monorail at the pool playground will be getting repainted.
- We have received insurance money to replace the tennis court fence that was damaged in the deracho storm.



Partnered with Franklin Middle School

Looking for something fun to do this Halloween? Come and check out the Slam Jam 3-on-3 Tournament on October 27th at The nZone! Enjoy an afternoon playing basketball along with goodies and giveaways – INCLUDING REDSKINS TICKETS!

DETAILS:

DATE: October 27th, 2012

TIME: 3pm - 8pm

AGES: 9-17 years old (Boys and Girls)

COST: Team fee \$120

- All Teams Guaranteed 3 Games. Jerseys WILL Be Provided!
- Register by October 25th and Receive \$25 off Team Fee!
- Winning Team Earns Awards and All Others Receive Prizes and Giveaways
- Max 5 Players Per Team (Minimum 3)

FUN FOR THE WHOLE FAMILY!

- Each Participant will Receive Goody Bag
- Moon Bounce Available for the Kids
- FREE Hot Dogs and Hamburgers!
- There will be a DJ during games & player introductions
- Raffle off Redskins Tickets and a 50/50 Raffle!



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• Teams MUST Register Before the Tournament but May Pay the Day of the Tournament!

For more information contact

Chris Woodby at cwoodby@fcp.edu

14550 Lee Road Chantilly, VA 20151
703-266-0118

www.thenZone.com

