

# Armfield Farm Connection

FALL 2013

## President's Message



Happy Fall everyone! I am happy to report that two more projects have been recently completed. The new fence has been installed at the tennis courts and the two basketball courts on Beech Down Drive have been repaired and repainted. If you need the code, please let Dan Gordon or myself know and we will send it to you.

We are reviewing the community survey results (page 4) and will incorporate them into our plans for the next few years. We will be finalizing the budget for 2014 in the coming months, but we hope to be

able to install another shade structure at the pool in addition to a number of smaller repairs and upgrades to our community.

I am very happy to announce that Eric Spradlin has agreed to take over the Architectural Review Board. He is an architect in his professional life and is bringing a lot of great ideas to the committee. He will serve our community well.

Kay Shear has been running the social committee for many years now and would like to step down next year. If you are interested in taking over as social committee chair please let me know at [president@armfieldfarm.org](mailto:president@armfieldfarm.org). The social committee organizes our community events including the Spring Fling, Family Pool Party, Halloween Party, and Santa on a Fire Truck. It's a great job and really boosts the spirits of the neighborhood.

I look forward to seeing everyone at the Halloween event in October!

Rob Shear  
President  
Armfield HOA  
[president@armfieldfarm.org](mailto:president@armfieldfarm.org)

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

### Upcoming Events At A Glance

#### OCTOBER

- |         |   |
|---------|---|
| 6-Nov12 | 2012 Election Campaign Signs Permitted                  |
| 20      | Electronics Recycling,<br>I-66 Transfer Station, 10-3pm |
| 24      | HOA Meeting, Capitol Property Mgmt, 7pm                 |
| 26      | Halloween Party at the Pool, 3-5pm                      |

#### NOVEMBER

- |          |   |
|----------|---|
| 2-3      | DC Big Flea, Dulles Expo Center                         |
| 8-10     | NoVA Christmas Market, Dulles Expo Center               |
| 17       | Electronics Recycling,<br>I-66 Transfer Station, 10-3pm |
| 21       | HOA Meeting, Capitol Property Mgmt, 7pm                 |
| 25-Jan25 | Holiday Decorations Permitted                           |

#### DECEMBER

- |       |  |
|-------|--|
| 13-15 | Sugarloaf Craft Festival, Dulles Expo Center |
| TBD   | Santa on a Truck, Armfield Farm Pool Grounds |

## Social Committee Recap

The family pool party on July 20th was a smashing success this year. The weather was perfect. The DJ kept the crowd dancing. We kept cool eating snow cones. Everyone who wanted a glitter tattoo was sparkling in the sun. We had more than enough food and desserts!

This year the date was earlier, the party was earlier in the day, and we had a new DJ. Did you enjoy the party? Would you keep it the same? What would you do differently? For next year's party, we need a new organizer. There is a cadre of volunteers who help set up, clean up and serve food. We need someone new to lead them and make the decisions and reservations. In the past, a group led this party, so call a friend and run the party!

This year's Halloween party will be Saturday, October 26th from 3 to 5 pm. Come dressed up! There won't be a parade this year, but we will do a costume runway show up and down the sidewalk with a treat for all participants. The pumpkin painting will be in full swing and the double barrel obstacle course will be back. Bingo the Clown will come to do a magic show with her dog, which will be in costume. Mark your calendars now!

Santa will be coming on his fire truck in mid-December. Watch the signboards for the date! Come out for coffee, hot chocolate and photo opportunities.

Do you want to get involved with the social committee? Have ideas? Questions? Please write Kay at [social@armfieldfarm.org](mailto:social@armfieldfarm.org) or post a note on the Armfield Facebook page.

## Neighbor Organized Activities

Two recurring activities have been organized by your neighbors for your enjoyment. Amy Fitzgerald has organized a Monday/Wednesday/Friday strength training/boot camp at 6am at the tennis courts next to the pool. Bring a mat, free weights, a resistance band, and be ready to feel great while getting fit!

We also have a book club initiated by Marcie Siegel McCauley. Previous titles have included: *The Storyteller*, *The Burgess Boys*, *The Good Earth*, and *White Hot*. For further details see the Facebook page or contact [social@armfieldfarm.org](mailto:social@armfieldfarm.org).

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



## When Rosemary Graham is your Realtor, IT'S SETTLED!

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- \* UNMATCHED ATTENTION TO DETAIL
- \* SOLID REPUTATION WITH REALTORS

BUT MOST OF ALL SHE ACTIVELY SUPPORTS AND BELIEVES IN ARMFIELD FARMS.

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

Street	Sold Price	Subsidy	Model	Date of Sale
Angelica	\$599,800	\$0	Belgrave	June 18th
Beech Down	\$460,500	\$550	Augusta	July 12th
Dittany	\$460,000	\$0	Brentwood	July 16th
Southernwood	\$499,800	\$0	Chesterfield	July 26th
Rosetree	\$600,000	\$8,000	Belgrave	July 30th
Gladwyn	\$595,000	\$5,000	Madison	August 2nd
Beech Down	\$549,800	\$8,500	Cavendish	August 30th

\* Seller payment on behalf of the purchaser

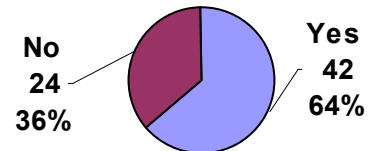
***During snow events, help the plows and park on the  
ODD-numbered side of the street.***

## Summer Survey Provides Mixed Results

This past summer we asked residents to weigh in and provide comments about future HOA capital improvements. To see a full copy of the survey, go to [www.armfieldfarm.org](http://www.armfieldfarm.org) for past newsletters. Out of the 470 homes in the neighborhood, 67 responses were received, representing about a 14% response rate.

Over the past few years, the question of common trash service has been raised by several different homeowners. The Board decided to use this survey to see if it would be worth their while to research common services. While the responses indicated a near 2 to 1 preference, the low overall response rate means that this is not necessarily a good indicator of the total community interest. The number of emphatic yes and emphatic no comments were about equal, with several homeowners concerned about billing structures. The Board has decided not to pursue common trash service and/or negotiated rates at this time. It is worth noting, however, that one homeowner wrote that their entire court uses the same service. For those in that position, we urge you to talk with your neighbors to see if you can reduce your rate and truck traffic that way.

**Should the HOA Board look into common trash service?**



**Tom Rust**  
DELEGATE

EFFECTIVE \* COMMONSENSE \* LEADERSHIP

**Legislative Office**  
Herndon Town Hall  
730 Elden Street, 2<sup>nd</sup> Floor  
Herndon, VA 20170

Phone: 703-437-9400  
E-mail: [Trust@tomrust.org](mailto:Trust@tomrust.org)  
Website: [www.tomrust.org](http://www.tomrust.org)  
Facebook: Tom Rust

Paid for and authorized by Friends of Tom Rust

A good portion of the survey was taken up with the question of updating the entrance signs and monuments, in anticipation of receiving some matching Fairfax County funds. Unfortunately we were not selected to receive funds this year, and the Board will decide soon if we will earmark funds

*(Continued on page 6)*

## Water Line Insurance

In August, three more neighbors met with the unexpected issue of having the water line that goes from the street to his house fail. Did you know that the line is the homeowner's responsibility? Repairs can run in excess of \$6,000. Homeowners insurance is unlikely to cover this expense. However, Dominion Power does have a separate insurance that you can add to your bill for just a few dollars a month. To contact them, call 1-866-DOM-HELP.

## Cain Branch Pathway Reclaimed

One of the quiet treasures of the community is the walking path along the Cain Branch of Cub Run at the northern end of the community behind Clary Sage Drive. With some available funds from the landscaping contract, the Board of Directors asked that the pathway be fully cleared back from the encroaching ivy and brush so that all of the pavement would be clear. Residents who run and bike the trail have noticed the improvement and invite you to check it out.



## Route 50 Construction Halfway Done

Why is it taking so long to widen Route 50 to six lanes in Fairfax and Loudoun counties?

The Virginia Department of Transportation (VDOT) wants motorists to know that its \$95 million project to reconstruct and widen nearly four miles between Poland Road in Loudoun County and Route 28 in Fairfax County is more than 50 percent complete, and remains on schedule to open three eastbound lanes in November 2014 and the three westbound lanes by spring 2015.

"We know that three and a half years of construction on one of the busiest commuter corridors in northern Virginia is extremely frustrating for motorists but we are working to accelerate the project wherever possible," said VDOT's design-build engineer Susan Shaw. "The fact is we are not simply widening the roadway; this project calls for miles of utility relocation and a complete reconstruction of the roadway."

Since construction began in October 2011 motorists have put up with daily lane closures, narrowed lanes, shorter turn lanes and miles of concrete barriers on Route 50. A major component of the project is relocating about a dozen utilities including approximately: 10 miles of fiber optic cable; 4.5 miles of phone lines; 4.5 miles of overhead electric; 3.5 miles of cable TV; a 2,000 foot gas line, and installation of a 3.5 mile water line.

The Route 50 project will relieve current and anticipated congestion, provide pedestrian and cyclist accommodations, and improve safety along the corridor. Project costs include \$10 million for preliminary engineering; \$19 million for right of way acquisition; \$10.5 million for utility relocation, and \$55.4 million for construction. Route 50 carries 62,000 vehicles a day.

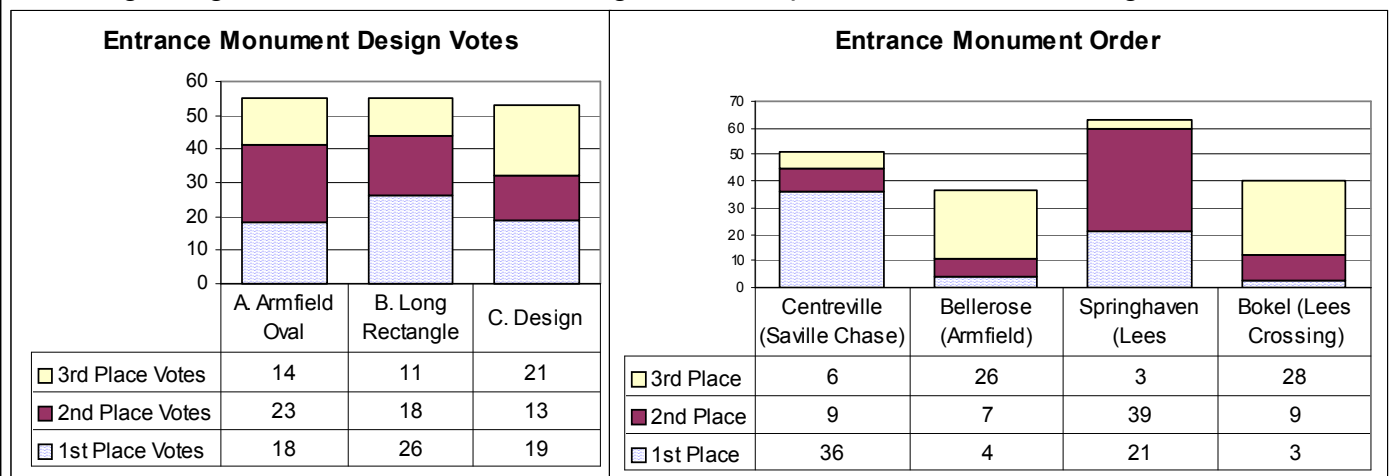
## Summer Survey Results Continued

(Continued from page 4)

for next year anyway or table the improvements in favor of other investments.

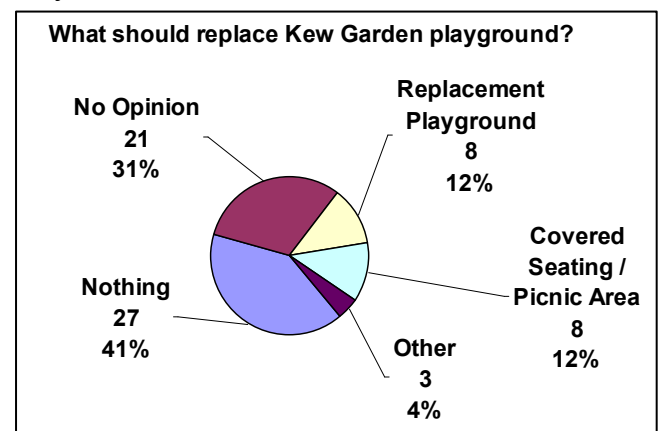
The results of the survey were inconclusive, with no clear design preference between the oval, rectangular or Franklin Glen style designs. About half the first place votes went to updating the Centerville (Saville Chase) sign, but the Springhaven (Lees Crossing) sign had a fair number of first place votes as well as most of the second place votes. Again, a clear preference is hard to determine, so cost would likely be the ultimate decider.

Nearly all respondents agreed with using the same name (Armfield Farm) and similar or matching designs for all the entrances. In general, the preference was for using brick/stone



and earth tones, with good contrast and visibility, classy and cost effective.

Another of the survey questions asked about the playground north of Kew Garden Court, which is now beyond its useful life and becoming a hazard. Over 70% of respondents said do nothing with the area or had no opinion on what to do with the space. One person suggested replacing the play set with swings for multiple age groups and another suggested a dog park. The Board will take this information into consideration as it creates next year's budget.



The final survey question dealt with prioritizing capital improvements over the next several years. Unsurprisingly, replacing the walking paths on the interior of the community, between the homes, rated as the number one priority. The next priority was added shade at the pool

(Continued on page 8)



## Kids @ Work

Armfield Farm presents Kids @ Work — space for youth in high school or younger to promote their services within the neighborhood. Thank you for your interest and for hiring our young residents. We will restart our Kids at Work page in the Spring issue anew. Our Facebook Group is also a resource for those wishing to advertise their entrepreneurial spirit.

Hilary Anderson (14)	703-478-0987	Babysitting; Pet Sitting
Anthony Berry (10)	703-657-2791	Pet Sitting/Walking; Yard/Housework; Helper
Dominic Berry (12)	703-657-2791	Pet Sitting/Walking; Yard/Housework; Helper
Juliana Berry (14)	703-657-2791	Babysitting*
Andrew DeLeon (16)	703-464-5192	Babysitting*; Pet Sitting/Walking; Yard Work
Michael DeLeon (14)	703-464-5192	Babysitting*; Pet Sitting/Walking; Yard Work
Mary-Kathryn Dodson (10)	571-203-9620	Pet Sitting/Walking
Heather Donnelly (13)	703-435-8278	Babysitting*; Pet Sitting/Walking; Helper
Shoshana Gordon (15)	703-709-8237	Babysitting*; Pet Sitting
Claire Griese (14)	703-796-0635	Babysitting
Renee Griese (16)	703-796-0635	Babysitting
Elena Grimm (13)	703-464-0712	Babysitting*; Pet Sitting; Plant Sitting; Helper
Benjamin Jones (15)	703-435-2527	Pet Sitting; Yard Work
Samantha Jones (17)	703-435-2527	Babysitting; Pet Sitting
Michaela Lynch (10)	703-435-5120	Pet Sitting/Walking; House Sitting
Savannah Pettigrew (12)	703-220-3300	Babysitting; Pet Walking
Collin Reardon (16)	703-707-9317	Babysitting*; Pet Sitting/Walking
Nick Reardon (14)	703-707-9317	Babysitting*; Pet Sitting/Walking
Thomas Sherrier (14)	703-742-7748	Babysitting; Pet Sitting; Plant Sitting
Jack Thompson (14)	571-203-7997	Pet Sitting; Yard Work; Helper

\* 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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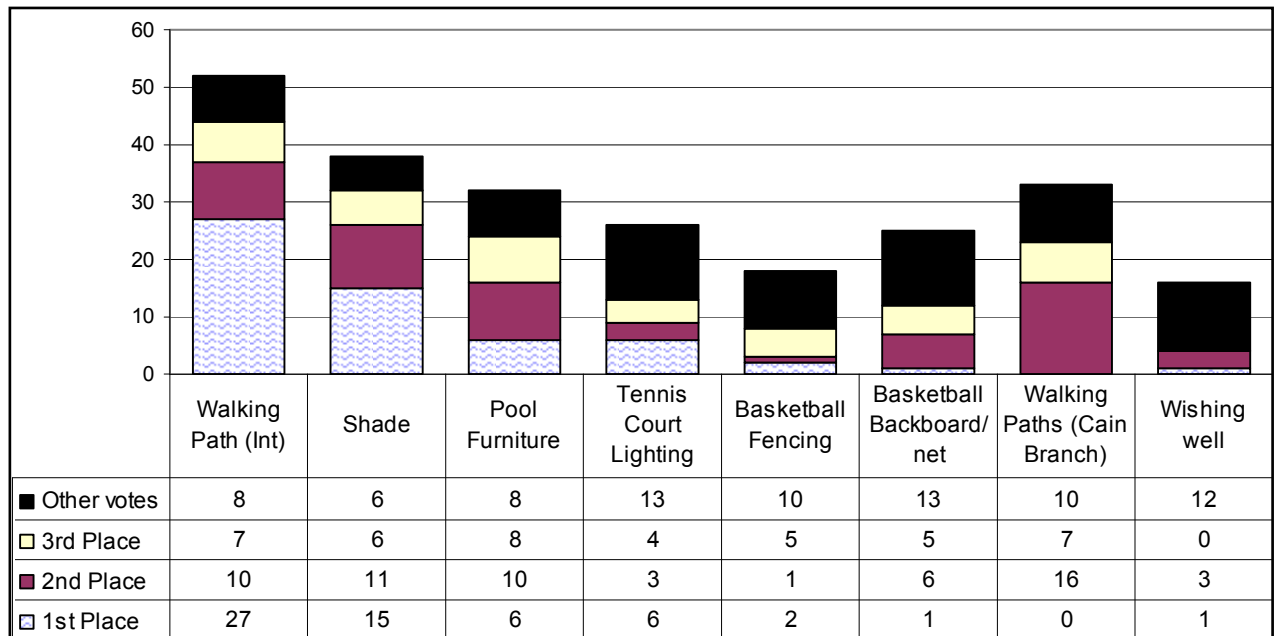
(703) 830-8800 [superiorlandscaping.net](http://superiorlandscaping.net)

## Survey Results Continued

(Continued from page 6)

followed by new pool furniture and improved tennis court lighting. Replacing the Cain Branch walking paths rated highly as a second tier priority, although the recent clearing of brush (see page 5) may have taken care of the more pressing needs.

Because the paths are an expensive undertaking, having spent \$25,000 in 2012 and \$40,000 in 2013, the Board has decided to take a year off and focus on some of the other needs of the



community. The results below, as well as the recently updated Reserve Study will be taken into consideration for the 2014 budget. The Winter newsletter will contain a summary of the improvements that will be done in 2014 as well as the outlook for 2015 and 2016.

Thank you to all of our neighbors that took the time to return the survey and help guide the board in their decisions. Your input really does make a difference! Here is a list of other improvements that were suggested: add a slide or diving board to the pool, remove the Bokel wishing well altogether, improve/maintain the volleyball court, covered picnic area at the pool / volleyball area, poop/scoop signs and bag/disposal stations, nicer looking activity boards by entrances to community, Community Hall, add to reserves, install street lighting on Saville Chase side of community, general maintenance of common area (please contact Dan Gordon to report immediate problems).

Finally, the road related requests: get our roads repaved, spray weeds growing in streets, speed bump near Centerville/Armfield entrance, speed humps near pool, and fill the potholes. Unfortunately the HOA has no jurisdiction on roads and we talk to our representatives every chance we get. It appears to have paid off as **we have just heard word from Delegate Rust that he has gotten Armfield Farm, Beech Down and the associated courts onto the 2015 VDOT re-pavement schedule!** Traffic calming will probably wait until we get those new roads!



## Swimtastic Stingrays

Congratulations to the Armfield Farm Stingrays for their final A Meet win against Barrington 243 – 193. Congratulations to our coaching staff (Nawal, Alex, Marra, Newton, Jake & Vikram) for leading our swimmers to a successful season and a big thank you to our loyal sponsors (Breakers Sky Lounge, Audi Contractors, Anita's, CiCi's Pizza, Orthodontics By Crutchfield, Rosemary Graham, NetEx Inc, Britto Orthodontics, 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](http://www.armfieldfarmswim.com). Registration for next summer will open in April!

### Most Improved in their Age Group

Grace Barnhart, Sebastian Castillo, Juliet Cobb, Kenzie Conner, Logan Earle, Millikan Himm, Omar Kassem, David Li, Vaidic Naik, Megan Van Rafelghem, Mary Jean Rowson, Marra Sherrier

### Award Winners for Summer 2013:

#### Top Scorers in their Age Group

Solomon Blackmon, Jade Howard, Kimmie Howard, Vivek Iyer, Dennis Lai, Andy Liang, Nicole Mastracchio, Emma Rowson, Edward Shen & Christie Xin

**Stingray Award:** Vivek Iyer

**Spirit Award:** Lucy Sherrier

**Team Rep Award:** Jake Tiss and Emma Rowson

**Coaches Award:** Connor Van Rafelghem and Caitlin Crump

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 Chantilly Office: 703-810-8424 ~ TimMurray@MurrayFinancial.com

***Looking for a contractor? See our Facebook page file for a list of your neighbors' recommendations.***

## 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, Tim Kaine 703-361-3192

### Homeowners Association

Capitol Property Management  
703-707-6404

## State/Municipal Election Information



On **November 5th from 6am to 7pm**, state elected offices, one county office, and one bond issue 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 9/15/13. Candidates are listed in the order noted by the Election Board; ballot order may be different.

### Governor

Terry R. McAuliffe - D  
Ken T. Cuccinelli II - R  
Robert C. Sarvis - L

### Lieutenant Governor

Ralph S. Northam - D  
E.W. Jackson - R

### Attorney General

Mark R. Herring - D  
Mark D. Obenshain - R

### Sheriff

Stacey Ann Kincaid- D  
Bryan A. " B.A." Wolfe - R  
Christopher F. DeCarlo - I  
Robert A. Rivera - I

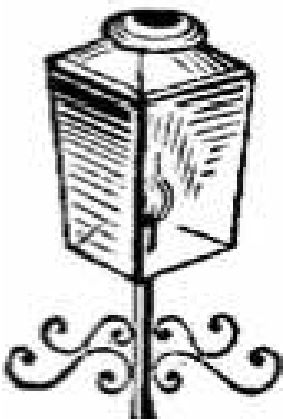
### Member, House of Delegates

Jennifer B. Boysko - D  
Thomas Davis Rust - R\*

### School Bond

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 \$250,000,000 for the purpose of providing funds, in addition to funds from school bonds previously authorized, 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 improvements to existing buildings, and furnishings and equipment, for the Fairfax County public school system?

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



## Gas Mantles

As the daylight gets shorter, it's important to check that your lamp posts are functioning correctly. Many of the gas lamp posts in our neighborhood have one or more of the mantles missing. Our ARB 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. Please bring a check to Capitol Property Management at 3914 Centreville Road 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.

## **Board of Directors:**

### **President**

Rob Shear  
president@armfieldfarm.org

### **Vice-President**

Galileo Lopez  
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**

Eric Spradlin  
arb@armfieldfarm.org

## **Social**

Kay Shear  
social@armfieldfarm.org

## **Communications**

Michael Hanson  
communication  
@armfieldfarm.org

## **Website**

www.armfieldfarm.org

## **Volunteer Opportunities Available**

The Communications Committee is looking for two new volunteers for newsletter distribution. The commitment is about a 45-minute walk four times a year. The first area covers Angelica, Clary Sage, and the 3500-3530ish area of Armfield Farm. The second area covers the 3800-3860ish area of Beech Down Drive. You do not have to live in the area to deliver. Please e-mail [communication@armfieldfarm.org](mailto:communication@armfieldfarm.org) if interested in helping out.

## **Architectural Review Board Guidance**

Very few people like to be told 'no' when they are designing a project for their own house, but even fewer like to be told 'no' after construction has already begun. Unfortunately, some owner choices in the past year have left them in violation of the community guidelines and having to take additional steps out of pocket to correct the problem. The ARB has seen a few concerns more frequently than others.

- 1) If the work is going to change the outside look of your house, an application is needed. This includes changes of color for siding, garage doors, and trim. Most violations result from perfectly approvable changes that never were requested. These requests stay in your ownership file and can be helpful in documenting what was done should you sell your property.
- 2) Trash Cans. With multiple service providers, there seems to be a can on the street every day, however when not in use, cans need to be stored out of sight. In front of your garage or along a visible side of the house is not permitted. Recurrent violators may face a hearing.
- 3) Driveways. If you have a one car garage and a one car apron, your driveway should not be able to park two cars side by side.
- 4) Storage Sheds. There is a limit of 80 square feet of surface area and no more than seven feet tall. It should aesthetically blend in with the house and though it should be obvious, sheds can only be installed on the owner's property. Homes without garages may qualify for a larger shed.

**We're on the web!**  
**armfieldfarm.org**

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

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