

Armfield Farm Connection

FALL 2015

President's Message



Happy Fall everyone! We had another great summer in Armfield Farm this year. The annual pool party was one of the most festive in recent memory. I really appreciate all of the work the social committee did to make the event a success.

We have completed most of our capital improvement projects. The volleyball courts were completely rebuilt and are now draining fantastically. The ponding problem we had been dealing with for years has been resolved. We are still getting the final bids together to replace the sinks and mirrors in the pool house for both the women's and men's bathrooms. We plan on installing them in the fall so they are ready for next pool season. We are also still trying to get a second quote for fixing the cracks and repainting the tennis courts. I am concerned it might be delayed until next year unless we can find vendors who are more responsive.

The HOA board just approved the budget for 2016. We plan on two major capital improvements next year. We will be replacing the pool furniture and installing new lights at the tennis courts. The furniture will replace the original 25-year-old chairs and tables that look very dated and the tennis courts lights will increase the brightness on the courts so they are more playable in the evenings.

We are always looking for input into how the HOA can best serve the community. Next year, we will again put out a survey looking for guidance. If you have ideas of questions that should be considered, please e-mail me at president@armfieldfarm.org.

I hope everyone has a great fall and I look forward to see you at our Halloween event!

Rob Shear
President, Armfield HOA
president@armfieldfarm.org

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Social Committee Recap

Our annual pool party was held on August 15th. The weather was beautiful and many families joined us for lots of fun in the sun! Danny DJ led the party - playing music, calling door prize winners and leading games.

This year we added some new inflatable pool toys and games, and a fun photo backdrop, complete with props! Everyone enjoyed food catered by Zoes Kitchen, and cupcakes for dessert. Thanks to all who came out, and especially those that helped setup and clean up!

Thanks also to our generous door prize contributors - Boulevard Woodgrill in Arlington and Zoes Kitchen!



The fall season brings our Halloween party, scheduled for Saturday, October 24th at 3pm. Be sure to wear your costumes, as we are bringing back our parade! We'll walk south from the pool house, go east on Beech Down, and end at our own neighborhood haunted house (turned friendly for the little ones)! Back at the pool house we'll have crafts and games, pizza, and a new photo booth with a live view inside!



Last, many thanks to the wonderful people who have volunteered to help with our community events - Marwa, Tammy and Linda! We are working on some new ideas, for all ages! Be sure to keep an eye on Facebook for more details on all of our upcoming events.

If you are interested in getting involved, please contact us at social@armfieldfarm.org. We would love to have you!

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



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www.RosemaryGraham.net



Recent Home Sales (courtesy of Rosemary Graham)

| Street | Sold Price | Subsidy | Model | Date of Sale |
|--------------|------------|----------|------------|--------------|
| Bellerose | \$462,000 | \$9,000 | Newbury | June 26 |
| Beech Down | \$415,000 | \$0 | Richmond | July 1 |
| Haverford | \$580,000 | \$0 | Franklin | July 16 |
| Beech Down | \$569,000 | \$0 | Essex | July 17 |
| Old Chatwood | \$600,500 | \$7,000 | Belgrave | July 20 |
| Old Chatwood | \$611,900 | \$13,600 | Belgrave | July 24 |
| Paoli | \$543,200 | \$0 | Devonshire | August 13 |
| Southernwood | \$595,000 | \$0 | Greenwich | August 14 |
| Beech Down | \$465,000 | \$0 | Richmond | August 31 |

* Seller payment on behalf of the purchaser

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

Kids @ Work

Armfield Farm presents Kids @ Work — space for youth in high school or younger to promote their services within the neighborhood. We will start a new list with the next issue. Please e-mail communication@armfieldfarm.org by February 20th for the Spring issue. Our Facebook Group is also a resource for those wishing to advertise their entrepreneurial spirit.

| | | |
|-------------------------|--------------|---|
| Hilary Anderson (16) | 703-478-0987 | Babysitting*; Pet Care |
| Anthony Berry (12) | 703-657-2791 | Pet Sitting/Walking; Yard work |
| Dominic Berry (14) | 703-657-2791 | Babysitting; Pet sitting; Yard work |
| Juliana Berry (16) | 703-657-2791 | Babysitting |
| Andrew DeLeon (18) | 703-464-5192 | Babysitting*; Pet Sitting/Walking; Lawn/Leaf mowing |
| Michael DeLeon (16) | 703-464-5192 | Pet Care/Walking*; Yard work/mowing; Plant care |
| Heather Donnelly (15) | 703-435-8278 | Babysitting*; Pet Sitting |
| Michael Donnelly (12) | 703-435-8278 | Mother's helper; Pet sitting |
| Caitlyn Fitzgerald (12) | 703-456-0456 | Babysitting |
| Shoshana Gordon (17) | 703-709-8237 | Babysitting*; Pet/House Sitting |
| Elena Grimm (15) | 703-464-0712 | Babysitting*; Pet/Plant Sitting; Mother's Helper |
| Benjamin Jones (17) | 703-435-2527 | Pet sitting; Lawn mowing |
| Colby LaGrange (12) | 703-328-4868 | Pet walking; Yard cleanup/Shoveling/Helping |
| Emma Rowson (14) | 703-689-4512 | Babysitting; Mother's Helper; Swim Lessons |
| MaryJean Rowson (14) | 703-689-4512 | Babysitting; Mother's Helper |
| Andres Sagastume (12) | 703-987-1569 | Pet Sitting/Walking |
| Gustavo Sagastume (16) | 703-987-1569 | Pet Sitting/Walking; Math Tutoring; Babysitting* |
| Molly Shear (11) | 703-796-0556 | Cat sitting |
| Thomas Sherrier (16) | 703-742-7748 | Babysitting*; Pet Sitting/Walking; Plant/Grass care |
| Taye Sidberry (15) | 703-707-0605 | Babysitting; Pet sitting; Yard work |
| Serena Xia (14) | 703-435-2355 | Babysitting; Tutoring |

* 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.

Swimtastic Stingrays



Congratulations to the Armfield Farm Stingrays for their efforts in the Blue Division with a record of 1-4 for fourth place. If your child would like to become a Stingray next year, visit www.armfieldfarmswim.com. Registration will open in April!

Individual Event or Relay Winners During 2015 A Meets:

Solomon Blackmon; Anya Blinova; Karina Castillo; Ethan Chisholm; Juliet Cobb; Madison Cole; Joseph Crowder; Neil Daniel; Katherine Dantinne; Noah Dantinne; Logan Earle; Samuel Earle; Cole Gibson; Jade Howard; Kimberley Howard; Hannah King; Dennis Lai; Caelyn Les; David Li; Kyle Li; Andy Liang; Michael Liang; Katherine Mahieu; Grace Mak; Yoseph Mak; Jada McGlothlin; Antonio Nadal; Andrew Neubauer; Benjamin Neubauer; Druv Pabba; Anna Pacia; Rachel Perrigo; Jon Paolo Recta; Emma Rowson; Mary-Jean Rowson; Haitham Sakallah; Caitlin Sims; Tyler Thompson; David Tiss; Jacob Tiss; Alyssa Ton; Eric Ton; Ty Ton; Kaitlyn Tsai; Connor Van Rafelghem; Megan Van Rafelghem; Kenneth Wang; Sarah Yao; and Julia Yoon.

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 ob-



tain 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.

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Call Maryen or Raul at
703-321-5335

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

Community Connection

We've had a number of new owners and residents join Armfield Farm in the past year. Did you know that there is a way to get even more up to date information than the newsletter, signboards, and meetings? Six years ago, the Homeowners Association

facebook

twitter

created a social networking group for the community on the popular website Facebook.com. In September 2015, a few enterprising residents used the success of the group to launch a separate group as an internal, online garage sale, separate from the HOA.

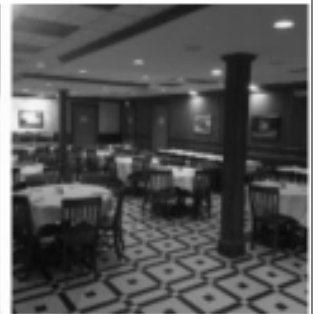
To join the HOA's presence, please click on the links at the left side of the www.armfieldfarm.org home page.



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ASK FOR YOUR
NEIGHBOR... CHEF
PAUL MURAD - SO I
CAN COME BY AND
SAY HELLO!



Newsletter Changes

This summer, the Board of Directors made the decision to reduce the number of newsletters from four to three-a-year. With the amount of information being posted about community events available on social media and other forums, the newsletter is going to showcase some more in-depth areas of interest to the neighborhood. We will continue to deliver hard copy issues (important to our residents who don't use social media and to our advertisers) along with putting the issues on our website (important for those owners who are frequently out of the area on business or those who rent out their homes).

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Advertising rates have been modified with this change, though prices are staying the same per column inch. We welcome more advertisers and encourage our resident to patron those businesses who are showcased in the newsletter.



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Architectural Review

As part of choosing to live in an Homeowners Association governed community, each owner signed up to abide by the Armfield Farm architectural standards. This assures all homeowners that the character and the appeal of the neighborhood will be maintained, which in turn, protects property values and enhances the community's overall environment. The Architectural Review Board (ARB) and the HOA Board of Directors strive to seek a balance between the community's interests and each homeowner's individuality.

Most owners do a great job of either ensuring that changes made are either documented with an ARB application or otherwise are in full compliance with the guidelines that do not require submission of an ARB application. However, in our busy lives, sometimes documenting those color changes to front doors and shutters, deck extensions, tree removal, and shed installations fall through the cracks. We are using the next three pages of the newsletter to provide everyone a copy of the application to document any planned changes you have in store for 2016 or to document those you may have already made but not filed.

If you have any questions, please contact the ARB Chair, Eric Spradlin at arb@armfieldfarm.org.

ARMFIELD FARM HOMEOWNERS ASSOCIATION
Architectural Review Board
Approval Form

| | |
|----------------------------------|-----------------|
| Owner Name: | Tel (W): |
| Address: | Tel (H): |
| Section & Lot Number: | Email: |

STEP 1: Description

Provide a detailed description and purpose of the proposed alteration below. Include type and color of materials to be used, and a copy of the recorded plat showing the location of the improvements (s). For decks, gazebos, porches, or other additions or structural alterations, provide plan(s) and elevation views of the improvements(s) showing relationship to the existing house and structures. For fences, provide detailed design information showing the style, height, materials and finish. Please refer to the Architectural Design and Maintenance Standards for all other application requirements.

Attach photographs, sketches, brochures, building plans or other information to show the actual design or style intended

STEP 2: Planned Date of Installation:

STEP 3: Acknowledgment of Adjacent Property Owners

Note: The signatures contained below indicate an awareness of intent but do not constitute or indicate approval or disapproval of the change. Concerned neighbors may contact the ARB or Capitol Property Management to express their views

Signature: _____ Print Name: _____

Address: _____ Phone: _____

Signature: _____ Print Name: _____

Address: _____ Phone: _____

Signature: _____ Print Name: _____

Address: _____ Phone: _____

Signature: _____ Print Name: _____

Address: _____ Phone: _____

STEP 4: Owner's Acknowledgment**I understand that:**

1. The building ordinances of Fairfax County may require the filing of plans with the County. Homeowners are solely responsible for complying with all County, State, and Federal ordinances and laws relating to the construction, installation, or modification of the change requested. Approval by the ARB does not constitute a waiver of any of these requirements.
2. This application shall be reviewed at the Boards monthly meeting. If a more expeditious review is required, the owner shall so indicate and include justification.
3. A copy of this application shall be returned upon completion of the review indicating approval or disapproval.
4. Construction and installation must be completed within 120 days of the date of approval by the Board.
5. In cases where there is disagreement with the Board determination, a written appeal may be submitted to the Board within ten days of receipt of the Board's decision.
6. I understand that no work on this request shall commence until written approval by the ARB has been received.

Homeowner Signature: _____ Date: _____

STEP 5: Submit Application Form

STEP 5: Submit Application Form**Return this form by mail or fax to:**

Capitol Property Management
3914 Centreville Rd. Suite 300
Chantilly, VA 20151
Tel: 703.707.6404 Fax: 703.707.6401

STEP 6: AFHOA ARB Review

- ☐ Approval as requested
☐ Approval subject to the following conditions/modifications (See comments)
☐ Disapproved for the following reasons (See comments)

Comments:

Chairman, Architectural Review Board Date

Office Use Only:**Date Received by Management:** _____**Date Received by ARB:** _____**Date Received from ARB:** _____**Date Approval/Disapproval Letter Sent to Homeowner:** _____*ARB 10-05*

Lees Corner Road Paving/Sidewalk Complete

How does the new asphalt on Lees Corner Road feel? Nice and smooth, and hopefully a precursor to repaving of the Armfield Farm roads later this year. In addition to repaving from Centreville Road to Route 50, transportation officials put in a new sidewalk south of Bokel Drive. This will allow safe access to the bus stop on Route 50 and connect our community to the Route 50 pathways without having to go through the Foxfield residential area.



The final step in the project will be the replacement of the Speed Zone End sign near Lees Corner Elementary School, that was overlooked during the sidewalk construction. If you notice missing signs or road conditions needing improvement, did you know you can contact VDOT yourself for immediate assistance. VDOT can be accessed through their website or at 1-800-FOR-ROAD (367-7623). By highlighting these roads, you'll help your commute and that of all your friends and neighbors.

BCR

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Laina Lopez
Partner

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State/Local Election and Ballot Initiative Information



On **November 3th** from **6am to 7pm**, Virginia state, county, and local offices, and two bond issues will be up for ballot. Voter ID information can

be found at
<http://www.fairfaxcounty.gov/elections>.
 Registration to vote ends on October 13th.

ALERT: Our polling place has changed to Franklin Middle School.

Below are the races you should expect to see on your ballot. Information is taken from the Fairfax County Election Board as of 9/19/15. Candidates are listed in the order noted by the Election Board; ballot order may be different.

Virginia Senate 32nd District

Janet D. Howell - D*

Virginia House of Delegates 86th District

Jennifer B. Boysko - D
 Raul "Danny" Vargas - R
 Paul R. Brubaker - I

Commonwealth's Attorney

Raymond F. Morrogh

Sheriff

Stacey Ann Kincaid
 Bryan A. "B.A." Wolfe

Clerk of Court

Bettina Mary Lawton
 John T. Frey
 Marisa R. Wissar

Soil and Water Conservation Director Northern Virginia District (vote for up to three)

Scott John Cameron
 George W. Lamb IV
 Gerald O. "Jerry" Peters, Jr.
 Stephen L. Pushor

Chairman, Board of Supervisors

Sharon S. Bulova
 Arthur G. Purves
 Glenda Gail Parker

Sully District, Board of Supervisors

Kathy L. Smith
 John P. Guevara

School Board At Large

Robert E. "Bob" Copeland
 Omar M. Fateh
 Jeanette M. Hough
 Manar A. Jean-Jacques
 Peter M. Marchetti
 Ryan L. McElveen
 Ilryong Moon
 Burnette G. Scarboro
 Theodore J. "Ted" Velkoff

School Board Sully District

Karen A. Keys-Gamarra
 Thomas A. Wilson

State/Local Election and Ballot Initiative Information

Public 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 \$310,000,000 for the purposes 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?

Public Safety Facilities 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 \$151,000,000 for the purposes of providing funds, in addition to funds from public safety facilities bonds previously authorized, to finance, including reimbursement to the County for temporary financing for, the costs of public safety facilities, including the construction, reconstruction, enlargement, renovation and equipment of civil and criminal justice facilities, police training facilities and stations, fire and rescue training facilities and stations, including fire and rescue stations owned by volunteer organizations, and the acquisition of necessary land?




Chantilly Dental Center
Smiles For The Entire Family

3901 Centerview Drive, Suite T, Chantilly, Virginia 20151
www.chantillydentalcenter.com
 Email: chantillydentalcenter@gmail.com
 Tel: (703) 467-0214

Dr. Diem H. Nguyen & Associates

Hi Neighbors, my name is Dr. Diem H. Nguyen. I have enjoyed living in Franklin Glen Neighborhood for 23 years. For the past ten years, I have been the proud owner of Chantilly Dental Center. I would like to invite you to visit me at my modern, state-of-the-art office with my professional, friendly doctors and staff. When you come in, please be sure to let us know that you live in Armfield Farm Neighborhood and ask about our great Neighborhood discounts. We also have In-House Orthodontist, Implantologist and Endodontist. We hope to see you soon.

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 Saturday: 8:00 AM — 2:00 PM

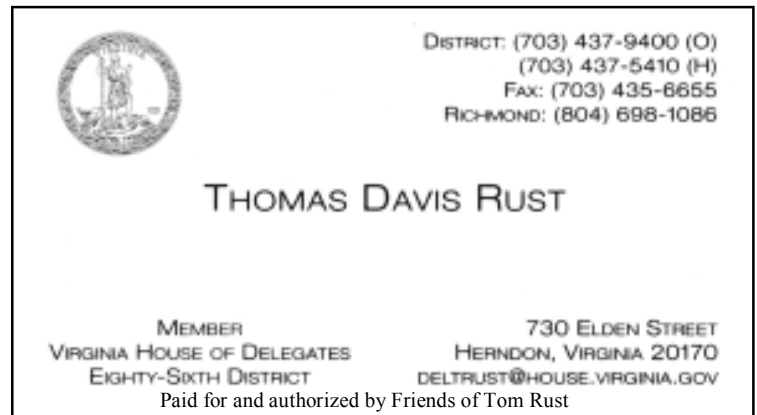






Volunteer Opportunities

The community is always looking for a few good volunteers, whether it is helping out the Social Committee at the Halloween Party, being an adapted aquatics assistant helping the disabled swim, maintaining a shelf at the Chantilly library, or being an elections officer. Within Fairfax County, the website www.volunteer.fairfaxcounty.gov organizes a number of opportunities to earn credit hours or experience that could be useful for future employment or just the satisfaction of helping your community.



As November 18th is our 35th anniversary of incorporation, the HOA would like to extend a great THANK YOU on this birthday to all of our volunteers past and present who have made this area such a great place to live.

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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, Tim Kaine 703-361-3192

Homeowners Association

Capitol Property Management
703-707-6404

Board of Directors:

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president@armfieldfarm.org

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vicepresident@armfieldfarm.org

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Social

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Communications

Michael Hanson
communication
@armfieldfarm.org

Website

www.armfieldfarm.org

Air & Scare at the Air and Space Museum Udvar-Hazy Center

See the spooky side of air and space at their annual Halloween event! Arrive in costume for safe indoor trick-or-treating, creepy crafts, spooky science experiments,



and other Halloween-themed activities. The tiniest visitors can check out the Tot Zone to play dress-up and hear a story. Pose for a photo with your favorite Star Wars or Ghostbusters character. Air & Scare is fun for the whole family!

Cost: Free, Parking \$15 until 6PM

When: Saturday, October 24, 2015, 2 – 7 PM EDT

A business card for Ana Maria's Cleaning House Cleaning. It features a cartoon illustration of a woman with dark hair, wearing a polka-dot apron and holding a broom. The text on the card includes the business name, contact email (any.zam@hotmail.com), phone number ((571) 839-2158), services offered (Independent housekeeping), types of properties served (*Houses, *Town houses, *Apartments), frequency of service (-Weekly, Biweekly or Monthly), and a note that Armfield Farm references are available and that free estimates are provided.

Ana Maria's Cleaning
House Cleaning
any.zam@hotmail.com
(571) 839-2158

Independent housekeeping

*Houses *Town houses *Apartments
-Weekly, Biweekly or Monthly

Armfield Farm references available

Free Estimates!

We're on the web!
armfieldfarm.org

Would you like notification of future issues via e-mail?
Contact communication@armfieldfarm.org