

# KIRKPATRICK *Farms*

## Newsletter

December 14, 2018



**25520 Summerall Drive  
Aldie, VA 20105  
703-722-2299**

[www.kirkpatrickfarms.com](http://www.kirkpatrickfarms.com)

[www.facebook.com/KirkpatrickFarmsCommunity](https://www.facebook.com/KirkpatrickFarmsCommunity)

Twitter - @KPFHOA

Office Hours: 9 am – 5 pm Monday – Friday

10 am – 2 pm Saturday

Front Door is unlocked during these times.

# December, 2018

## Some holiday **safety tips** from the Arcola Volunteer Fire Department

- 1) Make sure your **Smoke Alarms** are properly working.
- 2) When using **Space Heaters**, make sure they are placed away from anything flammable. Never leave on when you are away from home!
- 3) Make sure your **holiday lights**, inside and out, are in good condition. No exposed wiring.
- 4) Use the proper **extension cords** inside and outside. Make sure, like your light strings, there are no exposed wiring.
- 5) Make sure you follow all the manufactures instructions when using **holiday lighting and décor**.
- 6) As with heaters, never place **burning candles** near anything flammable and do not leave burning when you are away from home.

## KPF Holiday Light Contest!

Decorate your house with lots of lights and Decorations. Make it stand out & you might be crowned the Best Dressed KPF Holiday Display for 2018! Judging will be made on Saturday, December 22<sup>nd</sup>. Winners will be notified and a picture of your home will be posted on the KPF Facebook for the rest of Kirkpatrick Farms Residents to admire.



**Have a Safe & Happy Holiday**

# Attention Homeowners!

Are you planning on selling your home? Please take the time to check the following:

\***All of the** improvements, modifications and sports equipment, etc. on the outside of your home, have an Approved Architectural Application signed by the Architectural Committee.

Note: When an owner sells their home, Resale Documents must be ordered to be given to the purchasers. One of the things this includes is an inspection by the HOA to make sure everything on the outside of the home is in compliance, which includes **but is 96not limited to:**

\*An inspection of the homes exterior: Clean siding / missing shutters / mailboxes / light fixtures etc,

\*Paint & Stain: Fading / peeling / weathered,

\*Landscaping: Neat appearance and

\*All Exterior Modifications have approved Architectural Applications:

Decks / Patios / Fences / Storm & Screen Doors / Security Cameras / Play Equipment / Paint color changes / Light Fixture changes etc. – All require Applications!

Before you start the process of selling your home, make sure you check the outside for anything that may require maintenance or that you are not missing an Application for something that requires approval. These things will be noted in your Resale Documents and will require attention. If you are not sure on anything, please call the office at 703-722-2299 for verification.

Management

# KPF Gym Equipment Survey

*Gym Equipment Use Survey is now being conducted thru Survey monkey.* As a member of the KFCA Facilities Committee, we are conducting a Survey to determine the usage of the Work-Out Facilities at the Clubhouse during consideration of new equipment/flooring within 2019. Please visit the site below to make sure your voice is heard.

<https://surveymonkey.com/r/9HFX9HD>  
(right click - open hyperlink)

The Facilities committee is looking for someone who could help with finding new furniture for the clubhouse. The current tables and chairs are in desperate need of being replaced. If anyone is interested in helping with this endeavor, please contact us at: [manager@kirkpatrickfarms.com](mailto:manager@kirkpatrickfarms.com).

In addition, the Facilities, the Architectural Committee and the Events Committees are looking for new volunteers who would like to play an active part of KPF Community to join their committees. If you are interested, please let us know. Thank you.

## Notice:

\*\*There will be No Board of Directors meeting for the month of December. Next Board meeting will be held on January 24, 2019.

\*\* Office hours for Christmas & New Years holidays:

December 24<sup>th</sup> & 25<sup>th</sup> - Office Closed

December 31<sup>st</sup> & January 1<sup>st</sup> - Office Closed

Next ARC Meeting will be held on  
Tuesday, January 8<sup>th</sup>  
The Application Submission deadline will be on;  
Thursday, January 3<sup>rd</sup>

## 2019 Architectural Committee Meetings:

<u>ARC meeting</u>	<u>Application submission Deadline</u>
January 8 <sup>th</sup>	January 3 <sup>rd</sup>
February 5 <sup>th</sup>	January 31 <sup>st</sup>
March 5 <sup>th</sup>	February 28 <sup>th</sup>
April 2 <sup>nd</sup>	March 28 <sup>th</sup>
May 7 <sup>th</sup>	May 2 <sup>nd</sup>
June 4 <sup>th</sup>	May 30 <sup>th</sup>
July 2 <sup>nd</sup>	June 27 <sup>th</sup>
August 6 <sup>th</sup>	August 1 <sup>st</sup>
September 3 <sup>rd</sup>	August 29 <sup>th</sup>
October 1 <sup>st</sup>	September 26 <sup>th</sup>
November 5 <sup>th</sup>	October 31 <sup>st</sup>
December 3 <sup>rd</sup>	November 27 <sup>th</sup>

### Important things to remember when filling out the Architectural Improvement Application: (Following items are to accompany Applications)

- 1) Architectural plans or scale drawings of the proposed project with elevations, dimensions, relationship to existing structures. (i.e.: Decks, Patio's, Pergolas, Additions...)
  - 2) Materials: i.e.: Composite, Wood, Aluminum balusters, Stone, Mulch etc.  
(Must include color photo of all materials. If staining wood, you must submit a color sample of the stain. From manufactures brochure is acceptable.)
  - 3) **A copy of your Property Plat (survey) showing location of project.**
  - 4) Grading plans if changes to lot grad or drainage are proposed.
  - 5) Photos of your lot showing location of project and relationship to adjoining properties.
  - 6) **All Applications must include the signatures of the four (4) most affected neighbors.**
  - 7) Play equipment must have a picture, showing the color and style, of the equipment submitted along with the application.
- (**Bolded** must be included with all Applications.)

For more information, visit [www.kirkpatrickfarms.com](http://www.kirkpatrickfarms.com).



## ***CLUBHOUSE RENTALS***

### ***Kirkpatrick Farms Residents:***

*Looking for a space to host your next event? The KPF Clubroom is the perfect place for birthdays, baby showers, weddings or your office party.*

Rental fee is \$200 (non-refundable) for 5 hours of use and requires a \$300 cash security deposit when key is picked up (refundable after event)

Days & Hours available for rental:

Fridays; 6:00 pm - 11:30 pm

Saturdays; 10:30 am - 11:30 pm

Sundays; 10:30 am - 11:00 pm

Capacity is 62 people / Tables & chairs included.

Note: No use of the pool, weight room or grounds is permitted.

For availability visit:

[www.kirkpatrickfarms.com/calendar-of-events](http://www.kirkpatrickfarms.com/calendar-of-events)

For more information call 703-722-2299.

(Signed contract needed upon booking.)