

# KIRKPATRICK *Farms*

January 4, 2019

Happy New Year  
2019

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

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

[www.facebook.com/KirkpatrickFarmsCommunity](http://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.

The next ARC Meeting will be held on

Tuesday, January 15, 2019.

Application Submission deadline is Thursday, January 10, 2019.

*Please Note that the dates have been changed from the  
previously published dates.*

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 grade 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) under Documents.

(Please note if this is the first time you have visited the new website, you will have to register before being able to view documents. It can be done from that page.)

## Waste Management Trash Service Has been Sold!

This is to notify residents that Waste Management has been sold to Bates Trucking. As of January 1, 2019, Bates will be KPF'S new Trash Service.

Trash pick-up days will remain the same: Mondays & Thursdays w/recycling on Mondays (Single Family & Townhomes) If you have any issues, please notify Management at: [manager@kirkpatrickfarms.com](mailto:manager@kirkpatrickfarms.com).

Management and the Board are aware of issues that some residents have been experiencing lately with Recycling pick-up. Management is working with Bates Trucking to assure that this issue will be cleared up. Thank you for your patience and understanding during this transmission period.

(Customer Service Number for Bates Trucking: 1-800-840-6454.)

# KPF Gym Equipment Survey

*There is currently a Gym Equipment Use Survey being conducted thru Survey Monkey.* The KPF Facilities Committee is conducting the Survey to determine the usage of the Work-Out Facilities at the Clubhouse. The survey will help determine what type of new equipment is needed. Please visit the site below to make sure your voice is heard. Survey will close @ Midnight on Sunday, January 13th.

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



The Architectural Committee is actively looking for volunteers. One of the current members will be retiring this month after many years of service. This will leave the committee one member short. If you are interested in serving and learning more about the Application process, please contact; [manager@kirkpatrickfarms.com](mailto:manager@kirkpatrickfarms.com).

In addition, the Facilities and the Social Committees are looking for new volunteers who would like to take an active part in the Kirkpatrick Farms Community to join their committees. If you are interested, please let us know. Thank you.

## Notice:

\*Next Architectural Committee Meeting will be held on Tuesday, January 15 @ 7:30 p.m. (note: this is a changed from the original posted date.)

\*\*Next Board Meeting will be held on January 24 @ 7:00 p.m.

# Christmas Tree Pick-up Schedule



Christmas Trees will be picked up for **Single Family and Townhomes** on Monday, January 7<sup>th</sup> & Monday, January 14<sup>th</sup>. Please make sure that trees are placed out at the curb no later than 7:00 a.m. on those days.

## Condominium Christmas Tree Pick-Up

Trees will be collected on Wednesday, January 9<sup>th</sup> and Wednesday, January 16<sup>th</sup>.



# Attention Homeowners!

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

\*Please make sure that all of the improvements, modifications, sports equipment, etc. on the outside of your home, have an Approved Architectural Application signed by the Architectural Committee. You would have received a letter stating the Modification was Approved.

Note: When an owner sells their home, Resale Documents must be ordered to be given to the purchasers. One of the things it will include is an inspection that was performed by the HOA to make sure everything on the outside of the home is in compliance, which includes **but is not 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 on the home have an approved Architectural Application: Decks / Patios / Fences / Storage Sheds / 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 and that you are not missing an Application for any improvements / additions. 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



## ***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.)