

*Leeland  
Station*

*Stafford County, VA*



*In the  
KNOW*

3<sup>rd</sup> Quarter 2014

## Dog Days

**August 2014** – Several recent “dog” incidents in our community have prompted a request from the Board Advisory Committee of the Community Association and FirstService Residential Management and the Stafford County Animal Control Office. For the safety of all our residents and guests, please keep your dogs on a leash at all times. Even if your dog is obedient and responds to verbal commands, we ask that you leash and pick up after your pets when walking through the community.

If you cannot handle your dog on a leash, it’s best not to walk it until someone capable of handling larger or stronger pet is present.

Keep in mind the pet owner is both financially culpable and responsible for any damage or injury their pet causes. The Stafford County Animal Control is aware of the incidents, which included attacks on other dogs and residents.

If you encounter an unleashed dog, you can call the Stafford County Animal Control office at (540) 658-7387.

### [Are there leash laws in Stafford County?](#)

Yes, there are leash laws for dogs in Stafford County. In residential areas a dog must be on its owner's property at all times. If off of the owner's property, the dog must be on a leash with the owner or custodian. During the months of April through September, there is a county-wide leash law. All dogs in Stafford County must then be kept on its owner's property.

## Board Advisory Committee Meetings

The Board Advisory Committee (BAC) meets the first Tuesday of the month in the Activities Room of the Leeland Station Clubhouse at 115 Riggs Road. Meetings start promptly at 7:00 PM, that’s 1900hrs for all of our military personnel.

Please, make it a point to attend, there’s plenty of information shared and we’d **LOVE** to have your input.

### [2014 Meeting Schedule](#)

[October 7](#)

[November 4](#)    [December 2](#)

Hope to see you there!

### [Helpful Links](#)

You can access helpful [links](#) on [www.leelandstation.org](http://www.leelandstation.org) to report street lights out, and even get answers to trash pickup questions.

Links are on the right side of the page. You can contact the BAC by clicking the “[CONTACT US](#)” at the top of the page and also sign up for an electronic version of this newsletter.

There are new fillable [forms](#) you can download to rent the clubhouse, make modifications or request use of the fire pit. Check out the website for more information.

## Community Events

Oct 11	6 <sup>th</sup> Annual Pumpkin Chase Clubhouse	8:00am to 9:30am
Oct 18	Community Yard Sale Community	8:00am to 1:00pm
Oct 25	Haunted Trail Neabsco Dr.	6:30pm to 8:00pm
TBD	Breakfast with Santa Clubhouse	9:00am to 11:00am
Dec 31	New Year's Eve Ball Drop Clubhouse	6:00pm – 7:00pm



**FirstService**  
RESIDENTIAL

### Making a difference every day, for every resident.

FirstService Residential is the community management service for Leeland Station. FirstService Residential's website allows you to login and pay dues and use the features, services, and conveniences to ease your experience.

As always, they pledge to be here for you if you have any questions about your property management agent. Feel free to visit them at [FirstService Residential](#), email Leeland Station's property manager, [Katrinea Erb](#), or call their 24/7 Customer Care Center at (703) 385-1133, (540) 891-8677 or (240) 813-2457.

FirstService Residential is more committed than ever to keeping their promise of making a difference every day for each owner and resident.

## Did someone say "Yard Sale"?



Leeland Station's  
Fall Community  
Yard Sale  
October 18, 2014  
8 a.m. to 1 p.m.

## Modifications & Architectural Designs

**May 17, 2014** – Leeland Station is a planned community with specific guidelines for streetscape planning and community appearance. While we on the Board Advisory Committee and the Architectural Redesign Committee want you to make the most of your homes and enjoy your open space, it was agreed when you purchased, or rented, to abide by certain standards to avoid diminishing property values or impeding on common areas.

See "Modifications" Page 3

## Modifications

To that, the Leeland Station Community Association, currently under the leadership of the declarant, K. Hovnanian, curtails certain modifications by having property owners make application to the Architectural Redesign Committee (ARC) for significant changes in landscape, significant color changes or alterations/additions to your home, deck or patio installations or tool sheds and finally fences.

Homeowners are reminded that they must complete an application, including a plat of the property, and obtain signatures from adjoining neighbors to insure modifications are done correctly, timely and as safely as possible. This application does not remove your responsibility to obtain proper permits from Stafford County.

[Modification applications](#) must be submitted no later than the first Thursday of the month for consideration at the ARC meeting which is held at the clubhouse on the second Wednesday of each month.

## \$\$ BUDGET \$\$

**April 2014** - All homeowners received the 2014 Leeland Station Approved Budget. The 2014 budget called for no increases in homeowner assessments and a bit over \$500,000.00 in spending to maintain the amenities and care for landscapes in the community. You can find a copy on our [website](#).

The winter storms caused a deficit in our snow removal budget. But Property Manager Katrinea Erb reports we're fiscally sound.

There are some new items of interest, so take a moment and look it over. Your BAC encourages you to participate in how that budget is used by attending monthly Board meetings.



## Sheriff's Corner

**August 2014** – Recent thefts in Leeland Station from numerous cars belonging to our residents prompted a visit at September's Board Advisory Committee meeting by First Sergeant Darrell English from the Crime Prevention Unit of the Stafford Sheriff's Office. He was accompanied by our Sheriff's Community Contact, Deputy Sheriff Josh Scott.

First Sergeant English and Deputy Scott reiterated the ideas on how to prevent these types of crimes by way of the "Take it, Lock it, Hide it or Lose it" campaign.

They encouraged ALL residents to call the sheriff whenever you see, hear or think something is not right. Think of it this way... If you call and you're not right, you risk nothing. If you are right and don't call, you risk everything.

He discourages use of social media, such as Facebook, Twitter, email, etc... or sending text messages to alert a person in the dead of night. Chances are you will not reach that person and the potential that your suspicions are correct are just that, correct.

Call the Stafford County Sheriff at "911" if you think a crime is occurring, about to occur or you see or hear someone or something you don't recognize near your home or a neighbor's home. You can also reach the Sheriff at (540) 658-4400 for

# Walking Trails

**August 2014** – Leeland Station’s walking trails are open to all residents.

They will be undergoing improvements in the near future to correct aging issues resulting cracks and settling. Here’s a map of our trails that you can link to and print.



Currently trail examinations are being conducted to determine what areas need repair, so you may a “John Deer” ATV on the trail with the Property Management Representative.



*Sheriff's Corner continued...*

non-emergencies. First Sergeant English said "it doesn't matter which number you call - what's important is that you just call."

The Sheriff's Office left us with this guidance to help us all be more vigilant.

(Links)

[What is Suspicious?](#)

[Stafford County Sheriff Crime Prevention](#)

Sheriff Jett wants us to also remember;

**Stop Theft from Vehicles**  
**TAKE IT, HIDE IT,**  
**LOCK IT, OR LOSE IT**

Traffic,  
particularly speeding,  
is a high concern in our  
community.  
School is now OPEN

*Leeland Station*  
**Has many  
Children  
But none to  
Spare  
Please  
Drive  
Carefully**

Please  
slow down, obey all stop signs,  
and think about what could be  
around the next corner.

# SPORTS

## The “Express” take 2nd place in Battlefield Finals!

**August 1** – For those residents new to the community, the LSST was formed in 2010. The *Leeland Express* had won it’s division three out of the four years in its existence thanks to an excellent coaching staff, community support, and most of all great swimmers!

In case you didn’t hear, the Leeland Express finished strong to take second place in the RSL Battlefield Division the season with a 4-1 record and took second in the Finals on Saturday July 26<sup>th</sup>

### The final scores:

Place	Team	Points
1	Aquia Harbour	824
<b>2</b>	<b>Leeland Station</b>	<b>744.5</b>
3	Curtis Park	697.5
4	Hampton Oaks	687.5
5	Regency	518
6	Massad YMCA	456.5

The *Leeland Express* looks forward to its preparation for the 2015 RSL Season. If you have any swimmers eager to compete, visit [www.LeelandExpress.com](http://www.LeelandExpress.com).

They will have both a competitive team and developmental programs for little swimmers.



The Leeland Station Swim Team (LSST) is dedicated to the emotional and physical growth of its swimmers and to the morale of the community in which they live. The coaches, parents, and all involved in the LSST will to make swimming a fun experience. To foster, in both parents and swimmers alike, the benefits of hard work and sacrifice, the traits of good sportsmanship, the value of self-discipline, the seeds and fruits of leadership, the exhilaration of competition, and the joy of community spirit.



Go to [www.LeelandExpress.com](http://www.LeelandExpress.com) for more information.

**GO FAST!**



**GO EXPRESS!**

## Need a Plumber?



Mike Quick is a master plumber that lives less than one half of a mile from Leeland Station.

Mike does all the work for the plumbing company he started in 1981.

Mike's company, Quick Quality Plumbing Inc., is well established in Fairfax County. **You can benefit from Mike's honesty and more than forty years of plumbing experience.**

If you don't know how important it is to focus on details concerning the "expert" you trust to solve plumbing problems, you should read Mike's book, [OnlinePlumbingAdvice.com](http://OnlinePlumbingAdvice.com) or visit the website [www.OnlinePlumbingAdvice.com](http://www.OnlinePlumbingAdvice.com).

Mike's book can be bought at Amazon and other book stores or **you can read it for free at the library.** [Smart decisions require smart research.]

Call 703-451-1150

Mon.-Fri. 8 am.-5 pm.

Mike specializes in small plumbing jobs.

**Leeland Station residents get 10% off labor for work performed in 2014**

## *Have Something to Add?*

If there's something you would like to see posted or a story you want published in the "In The Know Newsletter" drop us a line.

Just click the "[Contact Us](#)" radio button at the top of the [www.leelandstation.org](http://www.leelandstation.org) website and let us know.

We'd be happy to pass along the information.



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## FAQs

**July 2014** – Recently we uploaded a Frequently Asked Questions list to the [www.leelandstation.org](http://www.leelandstation.org) website. On it you can find common questions and answers to many community requests and services.

If you have a question please refer to the [FAQ](#). If, after that you need more specific information, click the "[Contact Us](#)" button at the top of the page and send us your question. Who knows, it may actually end up on the FAQ.



# Pumpkin Chase



Lori Govar, our activity volunteer for the 6<sup>th</sup> Annual Pumpkin Chase, is ready for the Leeland Station Pumpkin Chase! Board member Brian Duy is in training and will be suiting up as the Jack-O-Lantern once again.

This year's Pumpkin Chase event will be Saturday October 11<sup>th</sup> at 8:00 am.

Races will start shortly after 8am and the fun will be wrapped up by 9:30. Hope to see you then!!!

## Pool's Closed



**September 1** - Labor Day, Monday September 1, marked the end of Leeland Station's Community Pool 2014 swim season. The end of the season cookout was a blast for those who attended.

On a brighter note, the Board Advisory Committee is currently examining the possibility of extending the 2015 season by adding weekend dates through the end of September 2015.



## CLUBHOUSE RENTALS

The Leeland Station Clubhouse can be rented for nearly any type of special occasion. BUT, it fills up fast!

It's \$50 per hour for Association members, minimum 2-hour rental. There are some other options, so check out the form.

You can access the Clubhouse Rental agreement at [www.leelandstation.org](http://www.leelandstation.org) under "**FORMS**" or click this link to download a fillable copy: [Rental agreement](#)

## Board Advisory Committee

The Board Advisory Committee (BAC) was created by the original HOA Board of Directors (BOD). The BAC, which is made up of community members, helps the BOD run the HOA. The BAC advises the BOD on the will of the community. BAC members are elected by the community at the annual meeting of the association.

### Current Board

**Eric Burch** – President, Declarant K. Hovnanian – LSCA

**Jim Loftus** – Chair, Belle Air Village

**Phil Herbert** – Vice Chair, Leeland Station West

**Sandi Hamill** – Recording Secretary, Belle Air Village

**Amy Kelly** – Activities Liasion, Leeland Station East

**Brian Duy** – Member at Large, Leeland Station West

**David Pitts** – Member at Large, Belle Air Village

**Patty Tiller** – Member at Large, Belle Air Village

You can contact the BAC at [CONTACT US](#) on the website.