

LEELAND STATION

Stafford County, VA



In the Know

Quarterly

August/September 2013

BAC approved 2013 Budget.

February 22, 2013. The Leeland Station Homeowner's Assoc. Board Advisory Committee voted in October of 2012 unanimously to accept the 2013 Leeland Station Community Assoc. budget presented by FirstService Residential (Formerly Armstrong Management).

The budget calls for a total spending of \$467,123.00 and boosts the capital reserves to over \$375,000.00.

Included in the budget were much needed repairs to the pool and replacement of pool furniture, totaling \$19,000.00. The budget also called for a capital reserve study which was performed and re-aligned the budgetary spending.

Many may have seen updates to the Clubhouse, which included a lighted flagpole in front of the portico, and a new finish to the depths of the pool.

The June 29, 2012 Derecho that hit Leeland Station caused considerable damage in the community and a costly cleanup, the likes with which the Association is still dealing.

Community Manager Katerinia Erb reported to the BAC the clean up from the June storm that knocked power out in Leeland Station until July 2, 2012 has so far cost the Community over \$10,000.00 from its reserves.

(See "Budget" Page 2)

LEELAND EXPRESS 2013 CHAMPS!



Coach Andy Steuart impressed by his young team.

August 3, 2013. For the third consecutive year Coach Andy Steuart has led the Leeland Express into the history books of the Rappahannock Swim League (RSL). For each of the past three years, the swim team dominated the pool and each year the team was upgraded to the next level division, which is done to put the strongest teams in the most competitive divisions. On July 24th Leeland Station's own **Matt Hopkins, 14**, broke a 10-year-old RSL record in the 50 Meter Butterfly finishing at 27.50 seconds, besting a 27.60 swam by Nick Lloyd of Grafton during the 2003 RSL season. Such accomplishments have catapulted the Express into a force to be reckoned within the RSL. Other significant accomplishments, too many to list here, made this an impressive season. You can see the other records throughout the season and check out the team at www.leelandexpress.com or see all the RSL records at www.rslswimming.com.

(See "Leeland Express" on Page 2)

Budget

The costs from ensuing insurance claims have driven that figure even higher.



Image of the June 29, 2012 Derecho that reaked havoc throughout the region.

The budget can be accessed on the www.leelandstation.us website.

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

February 5, 2013. Lieutenant Jacobs of the Stafford Sheriff's Office appeared at the BAC Meeting and urged residents to abide by the slogan, "Take it, Hide it, Lock it, or Lose it." He reminded us this slogan applies to not only cars, but garages, sheds and our homes. Recently in an early morning patrol, Lt. Jacobs woke up a homeowner because their garage door was up, providing easy access to would-be thieves. He reiterated that the majority of thefts in our community are crimes of opportunity. If it's easily accessed, it's easily taken. So "Take it, Hide it, Lock it, or Lose it."

Helpful Links

You can access helpful links on www.leelandstation.us to report street lights out or 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" and sign up for an electronic version of this newsletter.

Leeland Express

The result of the 2013 RSL finals didn't end as well. The event handed the Express its second finals loss by a mere 34 points.

After the finals meet the Leeland Station Swim Team Board of Directors held its annual meeting and elected a new Vice President, Jeff Spinnanger, and Treasurer, Abby Braman.

Running for re-election, Joe Godsey was elected as RSL Representative and Sean Bolton was elected Equipment Manager.



RSL Banners adorn the deck of the Leeland Station Clubhouse
Congratulations, Go Fast, Go *Express*!

**Armstrong Management is now
FirstService Residential**

Armstrong Management Services, LLC has changed its name to FirstService Residential. According to Daniel L. Bauman, President of FirstService Residential DC Metro, FirstService Residential is a leading industry name synonymous with high-caliber residential property management support for more than 6,000 community associations serving more than 1.5 million residents throughout North America.

So, what will FirstService Residential mean to you?

(See "Name Change" on Page 3)

Playing Catch-up

August 6, 2013. Since there hasn't been a newsletter for quite sometime, you'll see some older stories. That's because we want everyone to get caught up on the going ons in Leeland Station.

Yes, we've been criticized for not being as accessible as some people expect, but we're trying. Remember, your Board Advisory Committee is all volunteer and most work full-time jobs away from the community, and like many of you, have families too. They give up much of their spare time to make this community and better place. To that we owe them, past and present, a debt of gratitude.

After many years of little or no additional incomes, the arrival of K. Hovnanian as the new developer has helped turn this community around. The inovative work of past BAC members helped create a viable flourishing swim team, and in turn the swim team has helped put extra funds into the community's budget. Hopefully the start of a newsletter will keep us all better informed.

"Leeland Luau"



Leeland Station's Activities Committee has a great pool party plan in the works called the "Leeland Luau."

Scheduled for **August 16, 2013** from **7 to 10 PM** the Leeland Luau is sure to be a hit.

Come prepared to support the Swim Team who'll be selling concessions.

You can make music requests for the Luau by clicking the link below. Use the password is "luau" to log in.

Kids can make requests too! Hope to see you there.

<http://www.djiigo.djintelligence.com/request/leelandluau>

(Rain Date: Aug 18 from 7 to 10 PM)

Name Change

Business as usual. It's a new name, not a new company. Bauman says Armstrong Management have been partners with FirstService since 1998 and the property management associates and teams who have been committed to enhancing your community living experience remain the same. He states FirstResidential has power in numbers and their combined purchasing power and property management expertise on a national scale can reduce our community's operating expenses and increase real estate values for our owners.

What do you need to do?

Nothing at all. The name change does not impact the day to day business of our association. You will see the name change on your future association fee coupon books, statements, and notices.

What's next?

You'll start to see the FirstService Residential name appear on correspondence, such as, emails, notices, statements and coupon books. Also, the community management website now redirects to our new, redesigned FirstService Residential website where you will login as usual and enjoy the same great features, services, and conveniences to which you are accustomed.

Making a difference every day, for each resident.

As always, we'll be here for you if you have any questions about the new name change. Feel free to visit our website at www.fsresidential.com, speak with your property manager, or call our **24/7 Customer Care Center at (703) 385-1133, (540) 891-8677 or (240) 813-2457.**

Bauman says Armstrong Management may have a new name, but they are more committed than ever to keeping their promise of making a difference every day for each owner and resident.

Neighborhood Watch Program

July 12, 2013. The Leeland Station Neighborhood Watch Program is looking for more volunteers to support a neighborhood watch effort. With a recent increase in property crimes, we all need to remain vigilant.

Leeland Station residents are encouraged to use their observation skills and contact the Stafford Sheriff's Office when something doesn't look right.

(See "Neighborhood Watch" on Page 4)

Proffers , What Proffers?

July 30, 2013. A Town Hall Meeting was held Tuesday, July 30, at 7PM, in the Clubhouse. About 50 residents heard from Stafford County Planning Commission Member Scott Hirons, Stafford County Supervisor Susan Stimpson, both Leeland Station residents, and Stafford County School Board Member Meg Bohmke. The current proffers and future development plans were discussed. The plans are to be finalized at the Stafford County Planning Commission on August 14 at 6:30 PM.

K.Hovnanian’s application was formally presented to the Planning Commission on Wed. July 10, and the Planners deferred the decision until the Aug. 14, 2013 meeting. There has been public notification of the elements of their application. An amended copy of the plan can be accessed at the www.leelandstation.us website under the “BAC” or “In the Know” tabs and look in the “Town Hall Meeting” story dated July 31 and click on the [Proffers Amended design](#).

Special thanks to residents LeeAnne Hall and Jen Lombardo for helping set this meeting up.

Board Advisory Committee Meetings

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

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

2013 Remaining Meetings

September 3 October 1 November 5 December 3

Hope to see you there!

Neighborhood Watch

If you think it’s suspicious, you’re probably right, and your next step is to call the Sheriff’s Office and report it, don’t wait.

The non-emergency number for Stafford Sheriff’s Office is **540-658-4450** and as always, “911” for emergencies.

If you’re interested in participating in the neighborhood watch program, please e-mail BAC member **Bill Hanrahan** at hanrahan.william@gmail.com with your contact information.

facebook & you

June 4, 2013. In early June BAC Members noticed an influx of homeowners and residents looking for pet sitters and the like for upcoming vacations by posting requests on the Leeland Station Facebook Group page.

We ask that you please use common sense when posting for vacation help or listing personal data on public pages. Posting dates and specifics about upcoming vacations is ill-advised. Even just the month you’re vacationing is an opening for mischief. If your Facebook page is not set for “just friends” to view, then everyone can see your data. Posting pictures from exotic places is great for friends and family to see, but if it’s not secured through the Facebook, bad guys see it too.

From a law enforcement standpoint, and thinking in the criminal mind, I can see your name, address and dates (approximate or not) when your home will be vacant. Even saying happy birthday to a family member on Facebook can open the door to cyber crime. Check your settings and be sure only friends can see your data.

While social media is a great tool to communicate and find able bodied teens who want to earn a few dollars in the summer, think about how else it gets used before you post. Criminals surf the web too.

Simply posting “Anyone interested in pet-sitting send me a private message” is probably about the most information you should post.