

# Leeland Station

Stafford County, VA



In the  
KNOW

2<sup>nd</sup> Quarter 2014

## VDOT Approves Traffic Signal

**June 2014** – The Virginia Department of Transportation (VDOT) has approved the preliminary design phase and the money has been budgeted for the installation of a traffic signal at Leeland Road and Primmer House Road.

Meg Bohmke, Stafford County Supervisor for the Falmouth District, is keeping the BAC apprised of the project's progress. Some may feel progress is slow, but it's all part of a normal signalization project and actually moving quite rapidly in this instance.

VDOT is working with both Stafford County and K. Hovnanian on finalizing plans for the signal installation.

In keeping with all agreements, K. Hovnanian recently completed the trail from Perth Drive to Primmer House along Leeland Road. The trail will continue to a future road, Coleman Mill drive and will include a short branch to access the entrance of the VRE Lot. VDOT is currently reviewing the sidewalk plan and newly installed walking trail to determine if additional work needs to be completed.

The traffic light design is progressing and is expected to be operational by year's end. The additional crosswalk signalization may take until next spring to complete. K. Hovnanian is agreeable in coordinating the trail construction with the pedestrian crossing as well as the VRE branch.

## 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

July 1    August 5    September 2    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

June 18	Leeland vs. Fawn Lake	5:30pm to 10pm
June 21	Pool Party (Rain Date June 22)	7pm to 10pm
July 9	Leeland vs. Hampton Oaks	5:30pm to 10pm
July 19	Pool Party (Rain Date July 20)	7pm to 10pm
July 21	Leeland vs. Curtis Park	5pm to 10pm
Aug 16	Pool Party (Rain Date Aug 17)	7pm to 10pm
Sep 1	Block Party - Pool	TBD
Sep 1	Pool Closes (Labor Day)	8pm

## 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.

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.

## Need Some Parenting HELP?

June 1 – Revive Outreach Church is sponsoring “**Parenting The Smartphone Generation**” workshop.

In a world where over three quarters of young people have a smartphone in their pocket, we as parents often feel overwhelmed by the innate drama and inherent difficulties typical of teens and their technology.

So how can we be proactive about equipping our kids to make good decisions with technology? This FREE one day, four session parent workshop will help parents discuss exactly what that looks like in our homes.

When : July 12<sup>th</sup> from 10:00am - 3:00pm

Go to <http://www.nuyouth.org/node/423> for more information



**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.



## Sheriff's Corner

**May 2014** – In our effort to keep our community safe, the BAC consistently communicates with the Stafford Sheriff's Office.

From Community Watch to Anti-Crime Campaigns, our goal is to keep Leeland Station free of criminal activity.

Stafford County Sheriff Charles Jett has assigned Deputy Joshua Scott to be his representative at BAC meetings to answer questions and share crime trends.

At the May BAC meeting the Stafford Sheriff's Office was represented by Patrol Lieutenant Brian Jacobs, Detective 1<sup>st</sup> Sgt. Eric Quinn. and Sergeant Joseph Bice who briefed the community about the April 29<sup>th</sup> attempted home invasion robbery on Riggs Rd.

Because of the ongoing investigation they were limited in what they could discuss. They indicated the homeowner was specifically targeted at approximately 9:15pm by an individual who identified himself as law enforcement.

The subject was described as a white male between 35 and 45 years old, 5' 10" to 6 feet tall, weighing 250 to 285 pounds. Anyone with information is asked to call the Sheriff's Office at 540-658-4400 or Crime Solvers at 540-659-2020. If anyone saw something they feel was just not right, they ask that you call.



*Sheriff's Corner continued...*

If you ever have concerns as to the authenticity of a law enforcement officer in Stafford County, they urged you contact "911" and asked the communications personnel if there is an officer at your location.

As part of his crime prevention effort, the Sheriff has posted a "Home Security Checklist" that you can use to help crime proof your home.

Use this link to access the checklist:

[Home Security Checklist](#)

You can access the Sheriff's Home Crime Prevention page at:

[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**

**\$\$ BUDGET \$\$**

**April 15** - 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.

# ON YOUR MARK...

**April 1** – For those residents new to the community, the LSST was formed in 2010. The *Leeland Express* has 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! Because of its past success, in 2014, the *Leeland Express* will compete in the top Battlefield Division of the Rappahannock Swim League, the most competitive of all the RSL divisions. The team practices and hosts swim meets at the Leeland Station pool, which is located behind the Clubhouse.



The *Leeland Express* begins its preparation for the 2014 RSL Season on Monday June 2. If you have any swimmers eager to compete, stop by a practice or visit [www.LeelandExpress.com](http://www.LeelandExpress.com).

They 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!

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



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

## Hired Hands

Do you have so much to do and so little time to do it or do you just need a date night without the little ones?

We found a "Hired Hand" in the neighborhood available to get you out of many tasks:

### LANDSCAPE AND GARDENING

**Nathan Oltman – call 703-881-2535 (or text).**

### MISCELLANEOUS

**Nathan Oltman – call 703-881-2535 (or text).**

Do you know someone who wants to be a hired hand? Let us know!

## POOL PASSES AND POOL RULES

As we prepare for the 2014 Pool Season in Leeland Station, the pool pass applications have been uploaded and are available our [website](#) under "[FORMS](#)" or click this link to download a fillable copy:

### [Pool Registration](#)

The 2014 Pool Rules were uploaded and available!

### [2014 Pool Rules](#)

## FAQs

**May 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.



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## 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](#)

# Stafford Board Rejects Tax Increase

BY VANESSA REMMERS / THE FREE LANCE-STAR

Stafford County residents will not be taxed to help the county meet stormwater mandates anytime soon.

The Board of Supervisors rejected the creation of a countywide stormwater service district at its Tuesday meeting, killing the potential for a half-cent tax on stormwater.

State and federal mandates aimed at cleaning up the Chesapeake Bay have translated to a \$42 million cost to operate Stafford's stormwater system over the next 15 years.

The majority of that cost, \$30 million, would have gone to meet the mandates to reduce the amount of runoff into the Chesapeake Bay. The rest, \$12 million, would have gone to operate Stafford's current stormwater system.

County staff originally proposed a 1-cent stormwater tax, which would have generated \$1.4 million in annual revenue, to cover the cost. Supervisors instead advertised a half-cent stormwater tax. The \$700,000 in annual revenue created by the half-cent tax would still have caused the county to fall well short of the \$42 million cost.

The stormwater tax was meant to go toward operations, public outreach, construction of new facilities and the rehabilitation of streams, Stafford Public Works Director Michael Smith has said.

Without the district and the tax, the county will have to find about \$590,000 in next year's budget to keep the county's current stormwater system running.

That \$590,000 covers just operating expenses. County Administrator Anthony Romanello will come back to the board in June with recommended cuts to next year's budget. Romanello later said that the money will have to come out of the county's general fund.

About another \$348,000 will have to be found in year-end savings in this year's budget to fund capital expenses mainly related to the mandates. Smith said engineering studies to the county's existing watersheds are an example of a capital expense.

Funds to cover the capital expenses were needed this year because the mandates have placed deadlines on the county to meet certain stormwater runoff benchmarks, Smith said.

The county will continue to have capital expenses to meet the mandates.

The vote to deny the creation of the stormwater service district passed by a 5-2 vote. Supervisors Gary Snellings and Laura Sellers cast the only votes in support of creating the district.

Supervisor Robert Thomas asked county staff to look into the idea of a stormwater utility fee, another type of funding mechanism for stormwater costs. Instead of a countywide stormwater district, the fee would be based on the average amount of impervious surface a commercial or residential parcel contains. Impervious surfaces are those surfaces that do not easily absorb rainwater, and contribute to stormwater runoff. Thomas said that county staff previously described the fee as a more equitable way to cover stormwater costs

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## *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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## Save The Date

Lori Govar, our activity volunteer for the Pumpkin Chase wants to get us ready for the Leeland Station Pumpkin Chase.

This year's Pumpkin Chase will be Saturday October 11<sup>th</sup>.

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

The event will be preceded by the "T-Shirt" design activity, so look forward to that in an upcoming edition

# 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](#)

# Pool's Open!



**May 31** - The Leeland Station Community Pool had its opening day Saturday May 24, 2014. Our "First Leap" winner for 2014, seen in the photo, is breaking the water first for the summer. She must have been really cold, because we didn't get her name.

The Leeland Station Swimming Pool has limited hours until school is out June 13<sup>th</sup>. It's open 4pm to 8pm M-F, and 12:30pm to 8pm Saturday and Sunday.

# Clubhouse and Pool are OPEN!

## Clubhouse Office Operating Hours

### May 11th – September 2nd, 2014

Monday – 10 am – 2 pm

Tuesday – 3 pm – 8 pm

Wednesday – CLOSED

Thursday – 3 pm – 8 pm

Friday – 2 pm – 6 pm

Saturday – 10 am – 2 pm

## Pool Hours

### May 31<sup>st</sup> – June 13<sup>th</sup>, 2014

Monday – Friday 4:00pm – 8pm

Saturday & Sunday 12:30pm to 8pm

### June 14<sup>th</sup> – September 1<sup>st</sup>, 2014

Daily

12:30pm – 8pm

FirstService Residential DC Metro, LLC  
Katrinea Erb (Community Manager)  
Phone: (540) 891-8677 x 454  
Email: [katrinea.erb@fsresidential.com](mailto:katrinea.erb@fsresidential.com)

## Leeland Station Community Association 2014 Clubhouse Office Hours



### **Attention Residents:**

The Clubhouse hours to revalidate or receive pool passes (for those who don't already have them) for the 2014 swim season will be as follows:

April 1st - May 10th, 2014

Monday - 4 pm - 8 pm

Tuesday - 4 pm - 8 pm

Wednesday - CLOSED

Thursday - 4 pm - 8 pm

Friday - 4 pm - 8 pm

Saturday - 10 am - 2 pm

May 11th - September 2nd, 2014

Monday - 10 am - 2 pm

Tuesday - 3 pm - 8 pm

Wednesday - CLOSED

Thursday - 3 pm - 8 pm

Friday - 2 pm - 6 pm

Saturday - 10 am - 2 pm

**Any Resident** over the age of 5 who wishes to be admitted onto the pool deck will be required to show a valid 2014 pool pass. **Non-Residents** must have a valid guest pass and be accompanied by a resident with a valid 2014 pool pass.

**Owners must be within good standing without an outstanding balance on your assessment account in order to obtain 2014 pass validation.**

**Sorry, no exceptions.**