

Leeland Station

Stafford County, VA



In the Know

Quarterly

January/March 2014

If You Build it, They will Come!

February 6, 2014. In a recent conversation with **Mr. Eric Burch**, K. Hovnanian's President of the Leeland Station Community Association, he provided an upbeat developer's report:

- Belle Air Village, the Active Adult Community, is now sold out. There is one home yet to be settled and there are 42 total homes in Belle Air Village;
- 55 New homes have been built and settled in Leeland Station East and an estimate of 33 more will be sold in 2014.
- The total number of homes in Leeland Station is now 442.

We welcome all our new neighbors in Leeland Station and look forward to meeting you!

Mr. Burch added that the streets surrounding upper Riggs Road, which include Chandler Ct., Edwin Ct., Wister Dr., Dabney Ct., Doswell Dr. Vaughn Ct. and Denton Ct., were recently paved and accepted by Virginia Department of Transportation (VDOT) as a municipal road. That means any maintenance; including snow removal, is the responsibility of VDOT. It also means any road closures require a VDOT permit and approval.

Board Advisory Committee Meetings

The Board Advisory Committee (BAC) still meets every 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

March 4 April 1 May 6 June 3 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 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.

Upcoming Events

April 19	Easter Egg Hunt (Clubhouse)	10:30am to 12:20pm
April 26	Community Block Party (Clubhouse)	(Times TBD)
May 3	Community Yard Sale (Rain Date May 10)	8am to 2pm
May 24	Pool Opens (Memorial Day Weekend)	12:30pm



Let it Snow!



February 17, 2014 – We all know the snow and ice storms will eventually end. It will all melt away in a beautiful Virginia Spring.

But when it snows, each homeowner is responsible to clear a path on their sidewalks, which includes all that adjoin your property. After the February 13 storm that dumped 10 to 12 inches of snow, numerous sidewalks were not shoveled. Not only is it discourteous to your neighbors and the many school children who walk to Conway Elementary School or to a bus stop, but it's a violation of the Homeowner Declarations and a serious liability to you as a homeowner.

If your sidewalk was not cleared, you may have, or will soon be receiving a letter from FirstService Residential Property Management Services advising you of the violation. We ask you; please remove snow in a timely manner; if not for you, then for your neighbors who walk. Generally a good rule of thumb is within 24 hours of the snow's end or next open school day.

Also, if you have a storm inlet on your property, it's a good idea to clear it of snow so runoff will not puddle and create ice patches or ice dams.

The United States Postal Service requires that there also be a clear path to the mailbox. The Postmaster advised us delivery was suspended during the storm and resumed on Friday, but deliveries were hampered by snow blocked mailboxes.

The Virginia Department of Transportation and K. Hovnanian contractors in Leeland Station East are only responsible to clear the travel lanes to open roadways. They cannot be expected to clear private driveways or sidewalk ramps. (see **SNOW** on Page3)

With Homeowners in Mind

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

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

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

BABYSITTING

(VACANT)

SNOW REMOVAL

Nathan Oltman (703) 881-2535 call or text

LANDSCAPE AND GARDENING

Nathan Oltman (703) 881-2535 call or text

MISCELLANEOUS

Nathan Oltman (703) 881-2535 call or text



FirstService
RESIDENTIAL

Making a difference every day, for each 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 <https://fsresidential.com/virginia/home>, speak with Leeland Station's property manager, **Katrinea Erb** katrinea.erb@fsresidential.com, 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.

(SNOW)

With the 10-12 inches that fell, a 90" snow plow constantly disperses snow at a height of 29" along an angled 84" wide path. All of that snow has to go somewhere, so it's pushed to the road's edge. In this storm, a 2 foot high wall of snow was left behind and unfortunately, it's our responsibility to clear it.

You can get a copy of VDOT's FAQ flyer on snow preparations and removal priorities by clicking the link:

http://www.virginia.gov/VDOT/Travel/asset_upload_file413_61762.pdf



YUK! A typical blocked driveway in Leeland Station



Sheriff's Corner

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 from criminal activity.

The Stafford Sheriff sends a representative to each BAC meeting on the first Tuesday of the month to answer questions and share crime trends.

\$\$ BUDGET \$\$

All homeowners should by now received the Leeland Station 2014 Approved Budget. It calls for no increases in homeowner assessments and a bit over \$500,000 in spending to maintain the amenities in the community.

There are some new items that may interest our homeowners, so take a moment and look it over. Your BAC encourages you to participate in how that budget is used by attending our monthly Board meetings on the first Tuesday of each month.



Sheriff's Corner continued

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:

<http://www.staffordsheriff.com/content/crime/File/homecheck2.pdf>

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

<http://www.staffordsheriff.com/content/crime/homesafety.cfm>

Leeland Express Update

Dateline 04/01/14

Save the date – This is no April Fool’s joke!

The Leeland Station Swim Team (LSST) also known around the community as the *Leeland Express* will open swim team registration on **April 1, 2014**.

For those residents who don’t know, 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 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, the parents, and all involved in LSST will strive to make swimming a fun experience and 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.

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

Go to www.LeelandExpress.com for more information.



GO FAST!

GO EXPRESS!

NEED A CONTRACTOR?

Mr. Handyman, a locally owned business located on Chatham Heights Road, has offered Leeland Station residents 10% off all Labor charges. Many residents in the community have used their services and rave about the quality and level of service. Below are some of our neighbors' feedback upon hearing about the offer.

"We LOVE Mr. Handyman! Al Starck is a wonderful small businessman who will take care of your needs. Professional and honest."

"So glad to hear this...yay! We have used them numerous times over the years...always a positive experience."

"They guarantee their work, too!"

"We've been really happy with them in the past. Will call if we ever need them!"



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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 under "FORMS" or click this link to download a fillable copy:

http://www.leelandstation.org/wp-content/uploads/2012/04/2013-rental_agreement-v1.1.pdf

POOL PASSES AND RULES

As we prepare for the 2014 Pool Season in Leeland Station, the pool pass applications have been uploaded and are available at www.leelandstation.org under "FORMS" or click this link to download a fillable copy:

<http://leelandstation.org/wp-content/uploads/2012/04/2014-Leeland-Station-Swimming-Pool-Registration-form.pdf>

The 2014 Pool Rules are nearly ready to be uploaded and will be available soon!

Website Updating

Notice anything...odd? Say goodbye to www.leelandstation.us and hello to www.leelandstation.org!

[Website Updating ->](#)

We've finished the move to a ".org" web address. While the old ".us" website will remain active, you will automatically be routed to the new address.

While it took some time to move all of the radio buttons, links and documents over, we're sure it's all good to go.



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.

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, Resident of Belle Air Village

Phil Herbert – Vice Chair, Resident of Leeland Station W

Sandi Hamill – Rec. Secretary, Resident of Belle Air Village

Amy Kelly – Activities Liaison, Resident of Leeland Station E

Brian Duy – Member at Large, Resident of Leeland Station W

David Pitts – Member at Large, Resident of Belle Air Village

You can contact the BAC at

http://leelandstation.org/?page_id=1166

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 website and let us know.

We'd be happy to pass along the information.

Did you know?

No great Civil War battles were ever fought within Stafford County. But during the winter of 1862-1863, 120,000 men of the Army of the Potomac camped along its ridges and valleys. The Federal Army combed the countryside, stripping the inhabitants of nearly everything - livestock, fence rails, crops, and lumber. With little remaining to eat and firewood for heating scarce, most residents were forced to leave. Some sources claim that only 20 trees pre-dating the war exist in the county today. When homes were found abandoned, soldiers pulled down the house and used it for firewood.

Bell Air (built in 1847) was utilized by no less than five Union Generals as a headquarters. According to the Works Progress Administration (WPA), in their inventory of historic structures, a found letter dated June 8, 1862, references that Abraham Lincoln reviewed the Army here. This area is today known as Leeland Station.

On Leeland Road & Rice road (an unpaved road just before the bridge over the railroad), to the north of the present day railroad tracks is the site known as Stoneman's Station or Stoneman's switch, which was on the old bed of the Richmond, Fredericksburg & Potomac Railroad (RF&P). The station was a large federal supply depot.

You can access the entire driving tour at:

<http://www.rvcwrt.org/stafford.html>