

Leeland Station

Stafford County, VA



In the
KNOW
1st Quarter 2015

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.

2015 Meeting Schedule

<u>April 7</u>	<u>May 5</u>	<u>June 2</u>	<u>July 7</u>
<u>August 4</u>	<u>September 1</u>	<u>October 6</u>	<u>November 3</u>
<u>December 1</u>			

Hope to see you there!

Traffic Signal Update

November 2014 – We've received word from Stafford County that the Virginia Department of Transportation is finalizing the design and easement plat for the signal and pedestrian crossings at Leeland Road and Primmer House Road. VDOT has sent the plan to Stafford County last November. KHOV had already reviewed the plan and signed the easement to get it recorded.

The job was ready to go to construction shortly after the first of the year, and take about 3 months to complete, provided the snow hasn't affected the scheduling.

So it looks like we're still on course for completion by the April timeframe.

Modifications & Architectural Designs

January 2015 – 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

(See **Modifications** page 2)

SIDEWALKS and DRIVEWAY APRONS

With warmer temperatures and Spring upon us, many of us are stretching our collective legs and going out to enjoy the day with a walk. But something is increasingly in our way.

We would like to remind residents that not only is it illegal to obstruct a sidewalk, it's un-neighborly. Complaints have been made about residents parking in driveways to a point the overflow obstructs the sidewalk.



Examples of obstructed sidewalks – Not Leeland Station resident's cars

In one complaint, a woman walking a wheelchair-bound family member had to turn around and walk back to an accessible point and walk in the street to get around an obstructing car. In another instance a legally blind pedestrian was forced into the street to get around the obstruction, and was nearly struck when he emerged from behind a legally park car on the street. Children on bicycles are also becoming more common on the sidewalks. Let's face it, some of them are not the best skilled riders and often forget the basic rules of the road. They will undoubtedly dart around these obstructions and can create a hazard quicker than most drivers can react.

While we realize it's your driveway, that portion of it is the "right-of-way," and belongs to the state. So you can be ticket for obstructing it. Please be courteous to your neighbors and our community guests. Park your car either completely in your driveway or on the street. Thanks from all of the walkers!

Modifications cont.

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.

Forms can be accessed at the link in this article or on our website under "FORMS".

FAQs

July 2014 – A Frequently Asked Questions list is available on the leelandstation.org website. On it you will find answers to common questions and many community requests and services.

If you have a question and cant find it on the [FAQ](#), 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 list!

Sheriff's Corner



As a reminder from the Sheriff's Office, 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. Don't use social media to report a problem.

(See [Sheriff's Corner](#) page 3)

Is it too early to say "POOL?"



The pool is scheduled to open on the Saturday of Memorial Day Weekend, May 23, 2015. It has been covered all winter and will soon be uncovered and prepared for the upcoming swim season. Non-resident pool passes will be offered for the 2015 season.

You can access the 2015 Pool Rules and obtain forms on our website by using this link. ([2015 Pool Documents](#))



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 committed to keeping their promise of making a difference everyday for each homeowner in Leeland Station.

[Sheriff's Corner](#)

You can also reach the Sheriff at (540) 658-4400 for non-emergencies. First Sergeant Darrell English of the Sheriff's Crime Prevention Unit 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.

[What is Suspicious?](#)

[Stafford County Sheriff Crime Prevention](#)

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 Association. The BAC advises the BOD on the will of the community. BAC members are elected by the community for two-year terms at the annual meeting of the Association.

Eric Burch – President, Declarant K. Hovnanian – LSCA

Katerinea Erb – FirstService Residential Community Association Manager

Current BAC Members for 2015

Jim Loftus – Chair, Belle Air Village

Phil Herbert – Vice Chair, Leeland Station (West)

Sandi Hamill – Recording Secretary, Belle Air Village

Amy Kelly – Activities Liaison, Leeland Station (East)

Brian Duy – Member at Large, Leeland Station (West)

David Pitts – Member at Large, Belle Air Village

Gail Carlson – Member at Large, Leeland Station (East)

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

Walking Trails

February 2015 – Speaking of walking in Leeland Station, our trails are open to all residents.

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



Trail repair is scheduled to occur in the upcoming months, so if you see workman on the trail, they were sent there by our FirstService Residential Property Management Representative.

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. Now 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 or visit the website www.OnlinePlumbingAdvice.com.

Call 703-451-1150
Mon.-Fri. 8 am.-5 pm.

Mike specializes in small plumbing jobs.

Swim Team

The *Leeland Express* is well into its preparation for the 2015 RSL Season. If you have any swimmers eager to swim fast, visit 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 goal of the coaches, parents, and all involved in the LSST is 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.

2015 Season will run June 1 – August 1.

On-line Registration Dates: April 1 thru June 26.

Registrations by May 17 will include a t-shirt and swim cap!

Go to www.LeelandExpress.com for more information.

GO FAST!



GO EXPRESS!

Sheriff Jett Announces His Retirement

February 10, 2015 (Stafford County Sheriff) – After 37 years of service to Stafford County, in what he termed “the most rewarding career I could have imagined,” Sheriff Charles Jett has decided to retire at the end of his term in December of this year.

In a February 10 released statement, he said “the highlight of my career has been the opportunity to work with some of the most selfless, courageous and dedicated men and women anywhere. I am proud of the work that we have accomplished as a team and equally proud of the service that that team has provided to the citizens of Stafford County. I feel confident that the Stafford County Sheriff’s Office will continue its path of excellence.”

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

Sheriff Jett went on to say “as Sheriff of Stafford County I have been the recipient of many accolades on behalf of the Sheriff’s Office, knowing full well that the credit belongs to the outstanding professionals that I have been honored to work with each and every day.”

Additionally he added “It has been my high honor to serve the citizens of Stafford County for 37 years. The opportunity to work for and assist the fine people of Stafford County has been a blessing and I will always be grateful for the support that I have received over the years from the community.”

His leadership and personable character will be certainly be missed. You can view the entire press release and look at Sheriff Jett’s impressive accomplishments [here](#).

On behalf of Leeland Station, its residents, and K. Hovnanian, all who have benefited under his tenure as Sheriff, we wish him Godspeed into his retirement!

COMMUNITY EVENTS

Event	Date/Location
Swim Team Registration	Opens April 1st
Easter Egg Hunt	TBD – Clubhouse
Community Yard Sale	TBD – Community

Traffic,
particularly speeding,
is a high concern in our
community.
Remember - School is still
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.

J&R Cleaning Services

We provide the following services on every visit

- ✓ Vacuum all floors and carpets
- ✓ Mop floors
- ✓ Bathrooms
- ✓ Mirrors
- ✓ Baseboards
- ✓ Picture Frames
- ✓ Lamps
- ✓ Light Fixtures
- ✓ Window Sills
- ✓ Showers
- ✓ Counter tops
- ✓ Appliances
- ✓ Cupboard Fronts
- ✓ Dusting
- ✓ Trash Removal
- ✓ Sink Tubs
- ✓ Curtains/Blinds



Residential & Commercial



Contact Jorge & Rosa for a FREE in home estimate- 10% off your first cleaning
(540) 446-0787- JRcleaning_Services@yahoo.com
Weekly, Biweekly, Monthly, Occasionally. Move In/ Out, Offices

Need a Handyman?



General Carpentry
Plumbing - Electrical - Painting
Replacement Windows/Doors/Siding
Drywall Repair - Gutter Cleaning
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"Locally Owned and Operated"

www.mrhandymanfred.com

10% off Labor ONLY

Cannot be combined with other offers/discounts

Prompt*Safe*Reliable



The Grille *at Leeland Junction*

www.grillejunction.com

NOW OPEN



The renovations are complete and our doors opened on Thursday, November 13 at 11:00 AM. The team has worked really hard to finalize all the details to make your visit comfortable, enjoyable and memorable.

Our restaurant at [10 Leeland Road](#) near the intersection of Leeland Road and Deacon Road features [American Cuisine](#) at its finest, everything from a light snack after work to dinner for the whole family.

The Grille has obtained its ABC license and still offers some fun "mocktails." They appreciate feedback on what you, our patrons, look forward to from the new bar.

Active duty Military, Veterans, Police, Firefighters and Teachers receive **10%** off food items.

Leeland Station Residents, can bring this ad for **10%** off food items.