

# Leeland Station

Stafford County, VA



In the  
**KNOW**

3<sup>rd</sup> Quarter 2015  
July - September

## 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

September 1   October 6   November 3   December 1

Hope to see you there!

## Traffic Signal Update

**August 4, 2015** – VDOT threw the switch and the signal at Leeland Road and Primmer House Road became fully operational. VDOT asked us to remind everyone to be alert to the new traffic pattern at this intersection.



## Dive-In Movies



**Summer 2015** – The ever so famous Dive-In Movies continue to be a hit with the community. On July 11, the movie "Cloudy with a Chance of Meatballs" was the feature. On August 15, the feature will be "Rise of the Guardians." Movies begin at dusk on the day of the event, but the Leeland Express will have concessions available at 7:00 pm. Girl Scout Troop 5428 will be holding a bake sale and food drive that same day until 6:30 pm.

## FAQs

A list of Frequently Asked Questions is available on the [leelandstation.org](http://leelandstation.org) website. On it you will find answers to common questions and many community requests and services.

If you have a question and can't 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!

# Association Updates

**August 5, 2015** – The August Meeting of the Board Advisory Committee had to tackle some pretty hefty topics. As we age as a community, so do our amenities. In the near future you'll see necessary repairs to the basketball courts and tennis courts that include resurfacing. All of the work is covered under our capital reserves and have been planned for some time. While the work will not happen all on the same day, you may see some brief closures to the courts while the work is completed. The word is that each court repair should take less than two days to complete and be ready for use a day after.

You'll also see trail work to correct raised sections of the trail, particularly along Leeland Road leading to Conway Elementary School.

Due to recent acts of vandalism and trespassing, an updated video monitoring system and alarm system will be installed at the pool and in the Leeland Station Clubhouse.



**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 Leeland Station.

# 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 home owners, 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 Association Manager

### Current BAC Members for 2015

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

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

**Sandi Hamill** – Activities Liasion. Belle Air Village

**Gail Carlson** – Modifications Liasion, Leeland Station (East)

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

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

**Member Vacancy (1)**

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

# COMMUNITY EVENTS

| Event                       | Date/Location/Times                    |
|-----------------------------|--|
| <b>Girl Scout Bake Sale</b> | <b>August 15 /Pool/4-6:30pm</b>        |
| <b>Dive-In Movie</b>        | <b>August 15/Pool/7-10pm</b>           |
| <b>Pumpkin Chase</b>        | <b>(TBD)</b>                           |
| <b>Haunted Trail</b>        | <b>October 24/Neabsco Trail/8-10pm</b> |

# Clubhouse Hours

|           |               |
|-----------|---------------|
| Sunday    | <b>CLOSED</b> |
| Monday    | 10am – 2pm    |
| Tuesday   | 4pm – 7pm     |
| Wednesday | <b>CLOSED</b> |
| Thursday  | 3pm – 7pm     |
| Friday    | 3pm – 5pm     |
| Saturday  | 10am – 2pm*   |

**\*Closed every other Saturday Beginning July 4 and on all Federal Holidays**

## MAINTENANCE REMINDERS

The Association needs again to remind homeowners to be sure property maintenance remains current. Our property management firm, FirstService Residential, will be touring the community and property owners will receive deficiency notices if seen.

We know this may seem a petty request, but the LSCA is responsible by law to ensure the covenants are adhered to. By doing this it ultimately benefits us all by helping maintain property values. No one wants to buy a house or live next to an unsightly or unkempt home.

Such things as faded or missing shutters or siding; rotted wood, chipped paint, visible accumulations of stored property, rotted mailboxes, and mildew on homes is unsightly and can create costly maintenance issues later if left unchecked.

We ask that every property owner examine their homes and properties and correct any deficiency they see.

## Sheriff's Corner



The Sheriff's Office has advised us larcenies from autos are again on the rise in the areas surrounding Leeland Station, and we've been fortunate so far. While focus patrols are on the increase, they urge us to call the 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. Please, don't use social media to report a problem. You can 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.

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

[What is Suspicious?](#)

[Stafford County Sheriff Crime Prevention](#)

# Walking Trails

**August 5, 2015** – Speaking of walking in Leeland Station, our trails are open to all residents and recently posted as such.

As we mentioned on page 2 in “Association Updates” the trails will be undergoing repairs to correct aging issues resulting in cracks and settling. Here’s a map of our trails that you can click to enlarge and print.



Recent operational status of the new traffic signal at Leeland Road and Primmer House Road prompted a quick completion of the walking trail to attach pedestrian access to the property.



Photo Courtesy Sue Ann Oltman



**August 1, 2015** – The *Leeland Express* has completed its 2015 Rappahannock Swim League Season. They rounded out a good placing with a 4 win 3 loss record. Given they compete in the toughest Battlefield Division of the RSL, the swim team finished 3<sup>rd</sup> in the season finals held at Curtis Park on August 1<sup>st</sup>.

The Express 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. Visit [www.LeelandExpress.com](http://www.LeelandExpress.com) for more information.

The LSCA and BAC would like to thank the parents and community volunteers that make this worthwhile program a success. To the swimmers, thanks and congratulations on all of your hard work and efforts.

## 2015 Swim Team Schedule - FINAL

|   |              |                          |
|---|--------------|--------------------------|
| <b>Away Meet vs. Fawn Lake</b>            | Jun 17, 2015 | <b>(W)</b>               |
| <b>Home Meet vs. Aquia Harbor</b>         | Jun 24, 2015 | <b>(W)</b>               |
| <b>Home Meet vs. Massad YMCA</b>          | Jul 1, 2015  | <b>(W)</b>               |
| <b>Away Meet vs. Hampton Oaks</b>         | Jul 8, 2015  | <b>(W)</b>               |
| <b>Home Meet vs. Regency Park</b>         | Jul 15, 2015 | <b>(L)</b>               |
| <b>Away Meet vs. Curtis Park</b>          | Jul 20, 2015 | <b>(L*)</b>              |
| <b>Battlefield Division Championships</b> | Aug 1, 2015  | <b>3<sup>rd</sup> PI</b> |

\*Currently under protest for an RSL rule violation