

Leeland Station

Stafford County, VA



In the
KNOW

2nd Quarter 2016
April – June

Update Central

LEELAND EXPRESS

April 2016 – The Leeland Express marks its 6th Season in the Rappahannock Swim League this year. According to my trusted source, the team is ready for the 2016 Swim Team season. The Coaches are in place, the schedules and the practice dates are set.

Their Annual Snow Cone Social and Swim Suit Try-On was Sunday, May 15th from 2:00-4:00 pm at the Belle Air Clubhouse.

The Swim Team will be selling concessions at the swim pool on Memorial Day from 2:00pm to 5:00 pm. So technically all you need is a towel and an appetite to have a great holiday at Leeland Station Pool.

Registration opened April 1st, so if you have a little swimmer you can complete registration by visiting Leeland Express at leelandexpress.com!

*Go Fast,
Go Express!*

COMMUNITY EVENTS

<u>Event</u>	<u>Date/Location/Times</u>
Spring Yard Sale	May 14/Community/8am-2pm
Pool Opening	May 28/Pool/11:30am-8pm
Pool Party	Jun 18/Pool/6pm-10pm
Pool Party	Jul 16/Pool/6pm-10pm
Pool Party	Aug 20/Pool/6pm-10pm
Fall Yard Sale	Oct 1/Community/8am-2pm
Pumpkin Chase	TBD/Clubhouse/TBD
Haunted Trail	TBD/Neabsco Trail/TBD
Breakfast with Santa	Dec 17/Clubhouse/TBD

FAQs

A list of Frequently Asked Questions 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 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, your question may actually end up on the FAQ list!

CLUBHOUSE HOURS

Sunday	CLOSED
Monday	10am – 2pm
Tuesday	4pm – 7pm
Wednesday	CLOSED
Thursday	3pm – 7pm
Friday	3pm – 5pm
Saturday	10am – 2pm*

***Closed every other Saturday Beginning July 4.**

Closed Sundays and all Federal Holidays.

Check our [Community Calendar](#) for hours.

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. 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.

2016 Meeting Schedule

<u>June 7</u>	<u>July 5</u>	<u>Aug 2</u>	
<u>Sept 6</u>	<u>Oct 4</u>	<u>Nov 1</u>	<u>Dec 6</u>



FirstService
RESIDENTIAL

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

BAC Members for 2016

Jim Loftus – Chair, Belle Air Village

Phil Herbert – Vice Chair, Leeland Station (West)

Sandi Hamill – Activities Liasion. Belle Air Village

Ryan Carlson – Modifications Liasion, Leeland Station (East)

Alexandra Zaffram – Rec. Secretary, Leeland Station (West)

David Pitts – Member at Large, Belle Air Village

Jason Good – Member at Large, Leeland Station (East)

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

MAINTENANCE REMINDERS

The Association continues to remind homeowners to be certain property maintenance and appearance remains current. Our property management firm, FirstService Residential, continuously tours the community looking for deficiencies and property owners will receive notices if observed. If left in disrepair, penalties may be assessed.

(see Maintenance Reminders next page)

SIDEWALKS and DRIVEWAY APRONS

We still need to remind resident's that not only is it illegal to obstruct a sidewalk, it's downright un-neighborly. Complaints have been made about resident's parking in driveways to a point the overflow obstructs the sidewalk and not clearing sidewalks after a snowfall.



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 are walking to school in the morning and to bus stops. Let's face it, some of them are not the best decision makers and often forget the basic rules of entering traffic lanes. They will surely 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.

Also, after a snowfall, you are required to clear sidewalks. Please be courteous to your neighbors and our community guests. Park your car either completely in your driveway or on the street and clear those sidewalks.

Thanks from all of the walkers!

(Maintenance Reminders Cont.)

We know this may seem a petty request, but the LSCA is responsible by law to ensure our declarations are followed. By doing this, it ultimately benefits us all by helping maintain property values and creates an aesthetically pleasing neighborhood. 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 or refuse; decaying mailboxes, and mold or mildew on homes is unsightly and can create costly maintenance issues to homeowners later if left unchecked. We ask that every property owner examine their homes and properties and correct any deficiency they see.

If you're unsure about a condition, please [Contact Us](#) and we'll try to help.



Stafford County Sheriff's Corner

May 2016 - We were paid a visit by our Community Deputy, C.M. Neuhard, who, we're happy to report, was recently promoted to the rank of Sergeant.

Sergeant Neuhard spoke to the Association about recent thefts from automobiles in Leeland Station. Investigation revealed all of the victim's cars were unlocked. While we live in a safe area, he wanted to remind the community of the Sheriff's Take, Hide Lock initiative.

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

Hey You! Drive With Care

Walking Trails

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

Our sponsored Cub Scout Pack 199 has made several trips to the trails to pick up trash. On Earth Day Saturday, April 23rd, Boy Scout Troop 199 with the help of the Pack and St. Mary's Church 7th grade Confirmation Class cleaned the pond and several trails.

To the boys, their parents and all of the troop leaders, the Leeland Station Community Association would like to take an opportunity to thank the Johnson, the Spinnanger, the Lambert, the Reynolds, and the Herbert families, and also Jim Loftus for their efforts to clean the trails and shore line of Warrior Pond this year.

Great job everyone! For the record, the volunteers removed fifteen 42-gallon sized contractor bags of trash - that's 630 gallons of litter!

We asked that if you use the trails or visit the pond, help keep them clean by taking any trash with you.

Leeland Station
**Has many
Children
But none to
Spare
Please
Drive
Carefully**



Here's a map of our trails that you can click to enlarge and print.

Please,
Slow down; obey all posted speed limits and stop signs.
Be aware of the presence of children, corner properties that may have hidden driveways and other hazards.
This is a neighborhood, not an obstacle course to test our driving skills.
Thank You!
Leeland Station Community Association
In conjunction with
Stafford County Sheriff's Department

Additional complaints have been received regarding pet owners not picking up the waste from their dogs in public areas, trails and sidewalks.

Stafford County distributed this flyer regarding pet waste and the issues decaying waste can cause including e-Coli. (<http://www.co.stafford.va.us/DocumentCenter/View/3919>)

We implore our pet owners to be responsible and remove your pet's waste from public areas. Failure to properly dispose of pet waste is a Class 4 misdemeanor and subject to a \$250 fine in Stafford County. (County Code §5-36).

Complaints received by the HOA from residents that identify violators will be referred to Stafford County for disposition and prosecution.

Thank you for your cooperation and understanding.

Pet waste is a significant source of fecal bacteria in Stafford County. When pet waste is left on lawns or on streets, it can wash into nearby streams or be carried by runoff into storm drains.

Storm drains do not connect to treatment facilities! Instead, they drain directly to our streams and eventually the Potomac River and the Chesapeake Bay.



Pet owners must collect their animal's waste so it does not wash into streams or drains.

5 Things you can do to reduce pet waste pollution

- 1. Always clean up after your pet.**
- 2. Never dispose of pet waste in a storm drain.**
- 3. Pick up and bag waste, place it in the trash.**
- 4. Flush pet waste down the toilet (but not kitty litter or debris).**
- 5. Encourage other pet owners to be responsible.**

**Only Rain Down the Drain
It's The Law!**



Stafford County Department of Public Works
P.O. Box 339
Stafford, Virginia 22555
(540) 658-8830

When Nature Calls, Please Pick Up After Your Pet



**KEEP STAFFORD COUNTY
SAFE AND CLEAN!**

April 2016 Spring Community Block Party



April 30, 2016 – Wait a minute! Why is everyone so bundled up on April 30th? I see our own Board Advisory Committee Chair Jim Loftus had the warmest location manning the grill.

As for the coats, well, that's because it was only 55°f on April 30th. But look at the bright side, the record low was 39°f in 2006 and the record high occurred one year later in 2007 at 87°f.

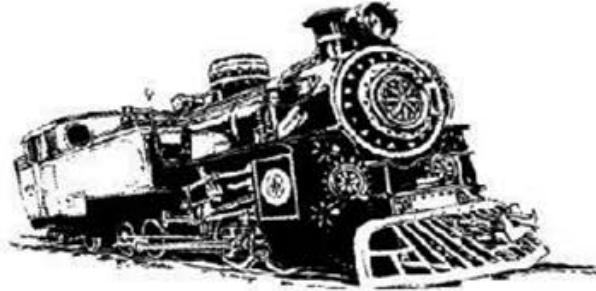
All who braved the chill still had a fun-filled great time playing and I hear the kids did too! I also read somewhere that the donated Mango and Buttercream cake in the cakewalk was “super delicious!!!”

Our BAC Activities Liaison Sandi Hamill sends thanks all her helpers, specifically Jim & Corky Loftus, Scott Loftus, Dave Pitts, her husband Stuart and all the others she may have missed...

Next up is Opening Day of the pool, May 28th when the leftover burgers and hot dogs will be served up. The Leeland Express swim team will also hold food sales on Memorial Day from 2pm to 5pm at the pool.



ALL ABOARD!



The Grille at Leeland Junction www.grillejunction.com

Hello Neighbors from [The Grille at Leeland Junction!](#)

Did you know there is a great local spot right around the corner, conveniently located at 10 Leeland Rd offering Family Dining, a Comfortable Bar Area and lots of great specials throughout the week!

[Lunch & Dinner Menus](#) [Happy Hour Menu](#) [Beer & Wine Menu](#)

Sunday - 11 AM - 8 PM

Fun Day All Day - Rotating Specials

Tuesday - Friday 3 - 7 PM HAPPY HOUR

Sliders, Beef Hot Dogs, Pretzels & Beer Cheese Dip
We offer a great selection of local Craft on Draft and rotate regularly to always have a wide variety of Craft on Tap and NEW wine selections.

Tuesday \$3 Drafts and \$5 Burgers

Wednesday A Kid's meal **Free** with Adult entree purchase. (Kids meals ages 3 - 10)

Thursday .50 cent Wings and 1/2 Price Appetizers

Friday Seafood Night **Fresh!** Oysters, Clams & Mussels, Surf & Turf, Grilled Fish

*** Perfect place for **private parties**, Lunch & Dinner Meetings, Family Get Together, Ladies Night Out...*

Entertainment Every Saturday night from 8 - 11 PM

Acoustic **performances** and Open Mic scheduled on the 1st & 3rd Thursday and 2nd and 4th Friday

ONLY for Leeland Station HOA
(Valid to June 1, 2016)

\$2 discount
on an Adult Dinner Entrée

Free Ice Cream
for the kids with their meal!

The Grille at Leeland Junction
10 Leeland Rd | 22405
540-656-2960

Hours:

(Closed on Monday)

Sunday	11 AM - 8 PM
Tuesday	3 - 9 PM
Wed - Thurs	11 AM - 10 PM
Fri - Sat	11 AM - 11 PM

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