

# Leeland Station

Stafford County, VA



# In the KNOW

3<sup>rd</sup> Quarter 2017  
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 1900 hours 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.

### 2017 Meeting Schedule

September 5 October 3 November 7 December 5



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.

Residents can sign up for First Service Residential [ClickPay](#) to make Association assesment payments fast and easy.



## COMMUNITY EVENTS

Event	Date/	Location/	Times
Dive-In Movie (Moana)	Sept 2	Pool	6-10pm
Ladies Bible Study *Tentative	Sept 7 & 21	Clubhouse	7-9pm
Exercise Ball Class *Tentative	Sept 11	Clubhouse	7-9pm
Fall Community Yard Sale	Sept 30	Community	8am-1pm
Pumpkin Chase	Oct 14	Clubhouse	7-10am
Haunted Trail	Oct 21	Neabsco Trail	7-10pm
Breakfast with Santa	TBD	Clubhouse	TBD
New Year's Eve Ball Drop	Dec 31	Clubhouse	5:30-6:30pm

## 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 2017

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

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

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

**Ryan Carlson** – Modifications Liaison, Leeland Station (East)

**Doug Camp** – Member at Large, Leeland Station (West)

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

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

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

# Association Updates

The 2017 LSCA Capital Reserve Study is being prepared for the Association. The purpose of the reserve study is to take a snapshot in time to ensure an equitable funding plan is created for the community and a successful future is planned. Complete Reserve Studies are completed every 7-10 years with a reserve update every 2 years. The BAC will review the reserve study at the July 11th BAC Meeting.

Site work continues on sections 6A and 6B, which are the smaller lot properties on the north side of Primmer House Road and opposite Riggs Road. While the clearing of land is necessary to make way for the homes, K. Hovnanian is sure to landscape it in keeping with Leeland Station's aesthetic natural streetscape. They will build 52 homes on the site.

## CLUBHOUSE HOURS

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

**\*Closed every other Saturday Beginning July 4.  
Closed Sundays and all Federal Holidays.  
Check our Community Calendar for special holiday hours.**

## Walking Trails and Amenities

**March 5, 2017** – Our trails and amenities are open to all residents and are posted as such. (Click the map to open it)



# 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!

## Our Stafford Story

*A Two-Minute History of Stafford County*



This [2 minute video](#) provides a quick introduction to Stafford's 350 years of recorded history. The video starts with the native Patowomeck Indians, through the Ferry Farm roots of the America's most iconic leader, George Washington, and the devastation and emancipation of the Civil War. It reveals the recovery and restoration in the years after America's most divisive period, and the growth and prosperity that have come to Stafford.

## Pool Closes September 4

The pool closes for the 2017 Summer Season on Monday, September 4<sup>th</sup> at 8:00 pm.

**Be sure to save your pool passes for updating for next season!**

Those who have passes can use the short form to update passes and can find the registration forms on the community website [here](#).

## 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 will be assessed.

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 positive property values. Home maintenance including power-washing the siding, repairing and painting wood trim, porch railings/columns, and mailboxes are important to keep home values up and the overall esthetics of the community. Boats/Recreational and Commercial Vehicles are strictly prohibited in Leeland Station. This includes on your lot as well as in the street.

Autumn is a great time to get out and do yard work. Adding fertilizer, applying weed control and lime to the grass helps spring growth in this region.

Most home/lot modifications must have approval prior to the commencement of the project. This includes, but not limited to; fencing, deck, patios, walkways, landscaping walls, tree planting, new play equipment installation, etc.

Trash/Recycling Containers: Trash and recycling containers must be stored out of public view on non-trash days. If the containers are stored on the side of the home, they must be screened. Please refer to the guidelines for screening ideas.

## Sheriff's Corner

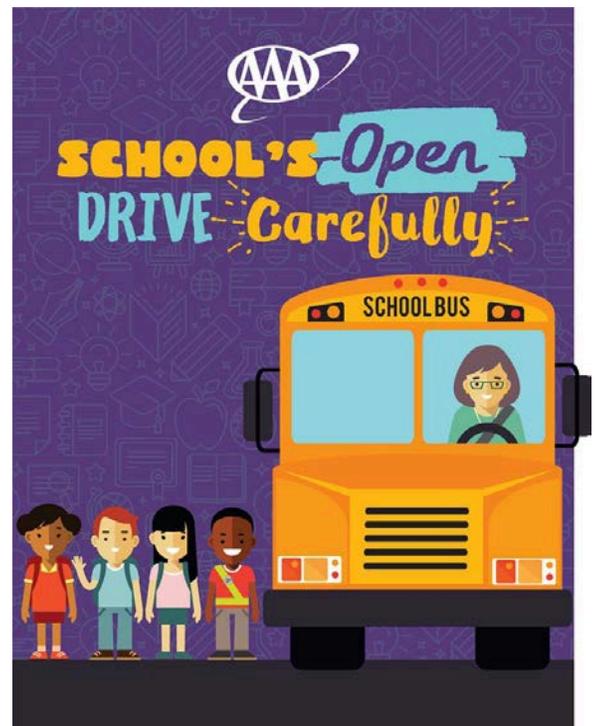


First Sergeant Darrell English of the Stafford County Sheriff's Office wants to share some ways to stay safe during back-to-school time.

"In a few short days, school day congestion will be back. Whether students walk, bike, or take the bus to school, it is extremely important that they - and the motorists around them take proper safety precautions. Please consider the following safety tips."

### Walking to school:

- ✓ Plan a route to school or the bus stop. Select the most direct way with the fewest street crossings and with intersections that have crossing guards if possible.
- ✓ Instruct your student to keep their head up and phone down! Never walk while texting or talking on the phone.
- ✓ Be sure your child walks to and from school with a sibling, friend, or neighbor. Find other kids in the neighborhood who are walking the same route. Remember, there is safety in numbers.



*Leeland Station*

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

**The Leeland Station Community Association asks, 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 your driving skills.*

*The child you save may be your own!*

**Thank You!**

**Leeland Station Community Association**

*In partnership with*

**AAA**

**&**

**Stafford County Sheriff's Department**

#### **Driving Safety Tips:**

- ✓ Drivers have a lot to pay attention to, especially in school zones, and there is never an occasion that justifies using a phone while driving.
- ✓ The area 10 feet around a school bus is the most dangerous for children. Stop far enough back to give them space to safely enter and exit the school bus.
- ✓ Many children ride their bike to school. If you're turning right and a bicyclist is approaching from behind on the right, let the rider go through the intersection first, and always use your turn signal.

Another concern is the anniversary of the September 11 attacks. We're reminded to remain vigilant. If you think a crime is occurring, about to occur, or you see or hear someone or something you don't recognize in our neighborhood, **Call the Sheriff at "911."** **Don't use social media to report a problem.**

First Sergeant English tells us, "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 (links) to help us all be more vigilant.

[What is Suspicious?](#)

[Stafford County Sheriff Crime Prevention](#)



#### **Leeland Express Schedule**

June 28	Aquia Harbor (H)	Win
July 5	Massad YMCA (H)	Loss
July 12	Fox Point (A)	Win
July 19	Fawn Lake (H)	Win
July 24	Salem Fields (A)	Win
August 5	<a href="#">RSL Division Championship</a>	2nd

Click [here](#) to be directed to their website.

# The show must go on!



We originally scheduled the second Dive-In Movie, Disney's Moana, for August 12<sup>th</sup>, but the weather did not cooperate and the pool closed. We rescheduled it for August 19<sup>th</sup> and an incident at the pool failed to work with our best laid rain date plans.

Now we have rescheduled it and yet again, the weather looks like it may be a rain out with the remnants of Hurricane Harvey headed N/NE, right toward Virginia.

So, with that in mind, if Sept 2<sup>nd</sup> fails us, we are hopeful **Sunday, September 3<sup>rd</sup>** is a winner. We are blessed that it falls on a Holiday Weekend! We will continue to keep you posted.

Besides, Stacie Shurina deserves to have Labor Day off with all of the work this one event created!

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!

Stafford County Stormwater Management Program

## Pet Waste, Water Quality, and Your Health

### Are you risking your health?

When pet waste is left on the ground or disposed of improperly, water quality suffers and your health may be at risk too.

Dog waste contains campylobacteriosis, salmonellosis, e.coli bacteria, roundworm, tuberculosis, gastroenteritis, giardiasis, and cryptosporidiosis.

Children who play outside are at the highest risk of infection from bacteria and parasites found in pet waste.

*E. coli is only one bacteria found in pet waste.*

### Are you polluting our water?

Did you know that many of Stafford County's streams exceed Virginia's standards for fecal coliform bacteria? Pet waste is a significant source of fecal bacteria.

The organic matter in pet waste can also cause algae blooms that block sunlight and kill underwater vegetation. Decaying pet waste uses up dissolved oxygen in the water that fish and other aquatic species rely on to live.



Simply picking up after your pet can significantly reduce health risks and improve water quality.

- 🐾 Bag and place pet waste in the trash or flush it down the toilet.
- 🐾 Never dispose of pet waste in a storm drain.
- 🐾 Encourage other pet owners to be responsible.
- 🐾 Failure to properly dispose of pet waste is a Class 4 misdemeanor and subject to a \$250 fine (County Code §5-36).

Visit these great sites for more information:

### Stafford County Website

[www.stafford.va.us](http://www.stafford.va.us)

Learn More About County Environmental Programs

### Northern Virginia Dog Blog

[www.northern-virginia-dog-blog.com](http://www.northern-virginia-dog-blog.com)

Your Source for Canine Information and Fun!

### NOVA Clean Water Partners

[www.onlyrain.org](http://www.onlyrain.org)

Tips on Proper Lawn Care, Auto Maintenance and Pet Waste Disposal

