

Leeland Station

Stafford County, VA



In the
KNOW

1st Quarter 2016
January – March

Update Central

November 2015 – The Tennis and Basketball court repair work was completed and are ready for use, just in time for snow...But hey, this is Virginia and we're sure there be sunny days again! So be sure and get a basketball game in or hit some tennis balls over the new nets and enjoy the courts!



Many of the trails have been updated and improved removing trip hazards, particularly along Leeland Road. As our community ages, you'll see your association dues at work maintaining our community amenities and all the things that make Leeland Station a desirable community to live.

COMMUNITY EVENTS

| Event | Date/Location/Times |
|----------------------|---------------------------|
| Spring Block Party | Apr 30/Clubhouse/6pm-10pm |
| 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>March 1</u> | <u>April 5</u> | |
| <u>May 3</u> | <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.

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, fines may be assessed.

We know this may seem a petty request, but the LSCA is responsible by law to ensure our covenants are followed. By doing this, it ultimately benefits us all by helping maintain property values and 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.

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

[See "BAC Members for 2016" page 3](#)

SIDEWALKS and DRIVEWAY APRONS

Again we would like 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!

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.



January 2016 – The Leeland Express will begin its 2016 planning with meetings of the Board of Directors on Thursday, January 28th at 7:00 PM in the Belle Air Clubhouse.

Board of Director's President, Scott Loftus, was happy to report that the final meet against Curtis Park was protested based on two inelligible swimmers brought in by the Curtis Park Swim Team as "ringers." The unanimous decision was that Curtis Park violated RSL rules and spirit of sportsmanship and resulted in their coach being reprimanded and the two swimmers, brought in from Richmond, were disqualified and their winning times erased.

That decision by the Rappahannock Swim League gave Leeland Express their fourth victory, resulting in a 2015 RSL Swim Season record of 4 wins and 1 loss.

The Leeland Express marks its 6th Season in the Rappahannock Swim League in 2016.

Registration opens soon, so if you have a little swimmer watch for the upcoming registration dates or visit Leeland Express at leelandexpress.com!

Hey You! Drive With Care

Leeland Station

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

ADVERTISEMENT

Sara Esslinger

Piano Teacher

Leeland Station
96 Walnut Farms Pkwy.
Fredericksburg, VA 22405

540-371-2564 (Home)
703-599-8370 (Cell)



Any aspiring pianists out there?

Leeland Station Resident Sara Esslinger has immediate openings after school for piano instruction.

Please feel free to call her if you're interested!

New Year's Eve Ball Drop

December 31 – Ten, nine, eight, seven, six, five, four, three, two, one...Happy New Year! Well, almost. Over 200 of Leeland Station residents participated in the annual New Year's Eve Ball Drop in front of the Belle Air Clubhouse. The ball, which has evolved over the years, dropped at precisely 6:30pm to mark the New Year. Hot chocolate, hot cider, family fun and great weather were the staples that made the day.

Special thanks to Heather and Scott Hirons, Scott Loftus, and so many others helped make this event happen. Scott Loftus, our New Year's Ball Drop engineer, has nearly perfected the lighted drop ball and should consider a patent.



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 1 in “*Update Central*” the trails are 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

Stafford County Welcomes New Sheriff



January 2016 – Stafford County Sheriff David Decatur was sworn in as Stafford County’s newest Sheriff after his successful 2015 election. Sheriff Decatur started his law enforcement career in 1986 with the Stafford County Sheriff’s Office, after serving as an Airborne Paratrooper in the United States Army. He served 2 years as a Deputy Sheriff/Deputy Sheriff Sergeant assigned to Jail Operations, then advancing to a Patrol Deputy assigned to Field Operations.

Sheriff Decatur has served in numerous positions in the Sheriff’s Office prior to being elevated to the position of Major (Chief Deputy) in 2000. Sheriff Decatur took office on January 1, 2016.

Sheriff Decatur is a Rape Aggression Defense (RAD) Instructor, Defensive Tactics Instructor, and Tactical Operations Instructor and has instructed in other areas such as community policing and leadership. He is also a graduate of the DEA’s Drug Unit Commanders Academy, FBI National Academy and the Virginia Commonwealth University’s Public Safety Institute and attended the Leading, Educating and Developing (LEAD) program at the University of Virginia designed for high performance government organizations. Sheriff Decatur is also a member of the Virginia Sheriff’s Association and the Virginia FBI National Academy Association.



Recent 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

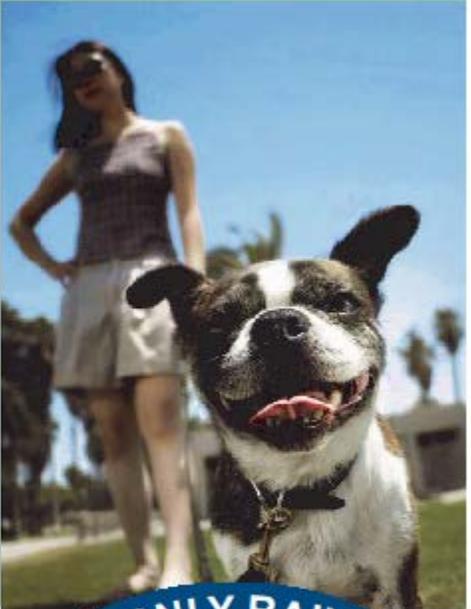
- 1. Always clean up after your pet.**
- 2. Never dispose of pet waste in a storm drain.**
- 3. Pick up and bag waste, place it in the trash.**
- 4. Flush pet waste down the toilet (but not kitty litter or debris).**
- 5. Encourage other pet owners to be responsible.**

**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!**