



# *Leeland Station* *"In the Know"*

*4<sup>th</sup> Quarter*  
*October - December 2017*

## Board of Director's Meetings

The Board of Directors (BoD) meets the first Tuesday of the month in the Committee Room of the Belle Air Clubhouse at 115 Riggs Road. Meetings start promptly at 7:00 PM, that's 1900 hours for all 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](#)

Dec 5

### [2018 Meeting Schedule](#)

<b>Jan 2</b>	<b>Feb 6</b>
<b>Mar 6</b>	<b>Apr 3</b>
<b>May 1</b>	<b>June 5</b>
<b>Jul 3</b>	<b>Aug 7</b>
<b>Sep 4</b>	<b>Oct 2</b>
<b>Nov 6</b>	<b>Dec 4</b>

## Board of Directors

As of November 14, 2017, The Board of Directors are now comprised of five (5) resident members of the Community Association. The members of the Board of Directors are elected by the community and serve three-year terms.

### Board of Directors

**Phil Herbert** – President  
**Gail Carlson** – Vice President  
**Doug Camp** – Treasurer  
**David Pitts** – Secretary  
**Steve Stephenson** – Director  
**Katrinea Erb** – FirstService Residential Community Manager

Thanks to Eric Burch from K. Hovnanian Homes who served as Declarant Board President since 2011.

You can contact the BoD anytime at [CONTACT US](#).

## COMMUNITY EVENTS

<b>Event</b>	<b>Date/Location/Times</b>
Breakfast with Santa	Dec. 9/Clubhouse/ 8:30 - 9:45 and 11:00 am
NYE Ball Drop	Dec. 31/Clubhouse/6:00 pm
Exercise Ball Class	Every Monday at 6:30 pm and Thursday at 12:30 pm Lori Dietz, Instructor 75 Colemans Mill Dr.

### Get Involved in the Leeland Station Community

There are many opportunities to help us maintain Leeland Station's charm as a great place to live.

You can volunteer to serve on a committee or help as a volunteer for one of our many activities.

**Our Mission:**

Deliver exceptional service and solutions that enhance the value of every property and the lifestyle of every resident in the communities we manage.



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 every day for Leeland Station.

FirstService Residential is our Community Management Agent in Leeland Station. The FirstService Residential website allows you to login to pay dues and access the documents, services, and conveniences to ease your living experience.

A FirstService Residential Representative is available at Belle Air Clubhouse and can be seen there during Clubhouse Hours.

## Association Updates

The 2017 Annual Meeting was held on November 14<sup>th</sup>, 2017 at the Conway Elementary School.

The state of the Association was given by the Declarant, K. Hovnanian and outgoing Board of Directors President Eric Burch. The [2018 Annual Budget](#) was presented which indicated the Association is in good financial standing.

The outgoing Board of Directors passed [several resolutions](#) in the Dissolve of the Board Advisory Committee and installment of the new Board of Directors.

LSCA Capital Reserve Study is now complete. 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 performed every 7-10 years with a reserve update every 2 years. The BAC reviewed the reserve study at the July 11th BAC Meeting and accepted it, noting that the Association is in an excellent financial state.

Site work continues in 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. There are 52 homes to be built on the site.

## 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, it may be added to the FAQ list!

*Leeland Station*

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

# COMMUNITY MANAGER 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 noting deficiencies and property owners will receive notices if observed. If left in disrepair, penalties may be assessed.

We know this may seem a petty request, but the LSCA is responsible by law to ensure the declaration and covenants are followed. By doing this, it ultimately benefits all homeowners by helping maintain positive property values. Home maintenance including power-washing the siding, repairing and painting wood trim, porch railings/columns, and mailboxes and even landscape are important to keep home values up and the overall esthetics of the Community. Boats/Recreational Vehicles are prohibited in Leeland Station. This includes on your lot as well as in the street.

**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.

Additionally, Under Leeland Station's Declaration, **Article 8, Restrictions on Use of Lots and Common Area; Rules and Regulations Section 8.5 entitled Leasing and Resale of Lots** sub-sec **a) Leasing** - No Lot upon which a single-family dwelling or condominium unit is located, dwelling or any portion thereof shall be used or occupied for revolving use, transient or hotel purposes or in any event leased for an initial period of less than six months. NO portion of any dwelling (other than the entire dwelling) shall be leased for any period; provided, however that a reasonable number of roommates is permitted. No owner shall lease a Lot other than on a written form of lease: (i) requiring the lessee to comply with the Association Documents; and (ii) providing that failure to comply with Association Documents constitutes a default under the lease.

# HOME MODIFICATIONS

The Architectural and Redesign Committee (ARC) meets the 2<sup>nd</sup> Thursday of every month, except in this December they will meet on the 2<sup>nd</sup> Wednesday, which is Dec. 13<sup>th</sup>.

Remember, you must have approval prior to the commencement of any medication or change project. This includes, but not limited to; fencing, deck, patios, walkways, landscaping walls, tree planting, new play equipment installation, etc...

Modification and Change Applications must be in receipt 5 days prior to the scheduled meeting date in order to receive an approval within 45 working days. You must submit a completed application and with all necessary documents attached in order to for review. Applicants with special requests, those that require an interpretation of the declaration, will receive notification in advance to be present at the meeting to answer questions concerning their modification.

## 2018 ARC Meeting Schedule

January 11	February 8
March 8	April 12
May 10	June 14
July 12	August 9
September 13	October 11
November 8	December 13



**Santa Claus is Coming to Town for Breakfast  
Now Taking Reservations!**

[Sign-Up Genius](#)

Saturday, December 9, 2017  
Belle Air Clubhouse.

Seatings: 8:30 - 9:45 and 11:00 am  
(Payment due at registration)

**Leeland Station's Amenities are available to Residents and their Guests free of charge. Residents must accompany guests while using any of the Association's Amenities. Activities are for Leeland Station Residents and their invited guests. Most activities are free of charge unless otherwise noted.**

**AMENITIES**

**Tennis Courts** - Open Daily - Dawn to Dusk

**Children's Playgrounds** - Open Dawn to Dusk

**Basketball Courts** - Open Daily - Dawn to Dusk

**Trails** - Open Daily - Dawn to Dusk

**Warrior Pond** - Fishing Permitted, catch and release only - Dawn to Dusk

Click [HERE](#) to view map of our Amenities.



## Exercise Ball Class has changed locations!

Starting Nov. 27, 2017, Exercise Ball Classes on Monday 6:30 pm and Thursday 12:30 pm will be held at Lori Dietz's home, [75 Colemans' Mill Drive](#).

Lori has added more equipment to the workouts and her basement gym is the perfect place to access the equipment needed.

## COMMUNITY SNOW REMOVAL

Winter is now upon us and snow removal is always a concern.

The sidewalks are your responsibility unless you live in Belle Air Village.

Streets within Leeland Station are STATE DESIGNATED ROADWAYS. This means that the Virginia Department of Transportation is responsible for clearing and treating the streets in Leeland Station.

Those streets in the construction areas held by K. Hovnanian will be cleared by contractors hired by K. Hovnanian.

The Virginia Department of Transportation has prepared a fact sheet on snow removal – Page 7, or click this [link](#) to view electronically.



## What are you doing for New Year's Eve?

Ring in the New Year outside of the Belle Air Clubhouse at 6:00 PM and enjoy hot chocolate, while the whole family watches the ball drop at 6:30 PM.

Party hats and noisemakers provided to partygoers while supplies last.

We are creating a photomontage of 2017 Leeland events. If you have photos to submit, please upload them to Scott Hirons at [www.lsnye.us](http://www.lsnye.us) by December 27.

## How does VDOT prepare for winter?

Throughout the year, Virginia Department of Transportation (VDOT) employees across the state get ready to contend with snow and ice on the roads by testing equipment, practicing snow routes and stockpiling thousands of tons of salt, sand and chemicals at strategic locations.

VDOT also contracts with individuals and companies with heavy equipment, which then are placed on standby should they be needed.

## How soon will all roads be passable after a winter storm?

**Generally speaking, VDOT's clearance goals are as follows:**

For one passable lane on all roads:

2-4 inches of snow: 24 hours after a storm ends

6 inches of snow: 48 hours after storm ends

More than 6 inches of snow: more than 48 hours after storm ends

**Snow-removal crews work around the clock until conditions are safe for travel.**

At night, hills and trouble spots are covered with abrasives, such as sand, cinders or fine stone. Beginning around 4 a.m., crews prepare the roads for rush-hour traffic.

## What roads are VDOT responsible for clearing?

The department clears all state-maintained roads.

Incorporated cities and towns clear their own streets, as do Arlington and Henrico counties.

## How does VDOT decide what roads to clear first?

Common sense dictates that roads carrying the most traffic get top priority. VDOT clears interstates and most primary roads first. Crews also plow major secondary roads with vital emergency and public facilities or those with high traffic volumes.

Other secondary roads and subdivision streets will be treated if multiday storms hit Virginia, but crews will focus their efforts on those roads that carry the most traffic.

A statewide network of 77 weather sensors in roadways and bridges allows crews to quickly identify when and where road surfaces might be freezing.

Primary roads, with one exception, are numbered 1 through 599. Secondary roads are numbered 600 and up.

Snow emergency routes are key among the top priorities. Localities designate these roads for immediate snow removal so emergency vehicles can use them. Once the snow stops and main roads are clear, residential streets will be sanded or plowed.

## What should I do if there's an emergency, and rescue vehicles can't get through on the snowy roads?

Call 911 or local or state police immediately.

If they need help getting to you, they will work with VDOT to get the road cleared.

## Why do plows block my driveway with snow when they clear the road?

To make as many roads passable as quickly as possible, there is unfortunately no way to avoid this practice.

VDOT plow operators push snow off the roadway in smooth, continuous passes. It ends up in gutters and on road shoulders, sometimes blocking driveways.

To avoid doing double work, shovel snow from your driveway after a plow has been by.

Shovel it to the right of your driveway as you face the road.

## Why do VDOT trucks sometimes drive with their plows up when it is snowing?

There are several reasons these trucks aren't plowing the snow. They may be spreading salt and sand. They may be out of salt or sand and headed back to the maintenance yard for a refill. Or they may be en route to their assigned area. Be assured that when it snows, VDOT crews work around the clock until the roads are passable.

## SNOW REMOVAL PREPARATION, PROCEDURES (continued)

### **Every year the street next to mine gets plowed, and my street is passed by until much later.**

#### **Why?**

Many subdivisions have more than one snowplow assigned to clear their streets. If the plow you see doesn't get to your street, it means another one has been assigned to your part of the neighborhood and will be along soon.

If snow reaches two inches or more, VDOT activates an online neighborhood tracking map at <http://www.vdotplows.org>. Most VDOT trucks are equipped with automatic vehicle location technology, and many of them can be monitored on the tracker during snow removal operations.

### **Why doesn't VDOT put salt on the roads before it snows?**

Putting salt on roads before it snows wastes time and money, since the salt can blow off the pavement.

Salt is most effective after the snow has accumulated about an inch and the temperature is 27 degrees Fahrenheit or higher. Under these conditions, the salt and snow will mix, melting the snow into a slush that can be plowed off the pavement.

This melting occurs within two hours or sooner if traffic is using the roadway. If the temperature is below 27 degrees, salt will not melt the snow and ice. In this case, other methods are used, including abrasives to aid traction and calcium chloride to melt the ice and snow.

### **How can I find out about road conditions in other parts of Virginia?**

Call 511 or visit [www.511Virginia.org](http://www.511Virginia.org) to learn about road conditions in any area of the state.

Winter weather road conditions will also be available on Twitter. However, VDOT reminds motorists that texting while driving is a secondary traffic offense in Virginia. Do not text and drive.

TTY users can call 711 for the service.

Call the VDOT Customer Service Center at 800-FOR-ROAD (800-367-7623) to report hazardous road conditions or to ask other road-related questions.

### **How can I get my street on VDOT's list of roads to be plowed?**

There is no such list. If the road is state maintained, VDOT is responsible for clearing it.

### **Who is responsible for clearing my sidewalk?**

You are. VDOT does not remove snow from sidewalks, concentrating instead on making the roads safe.

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.

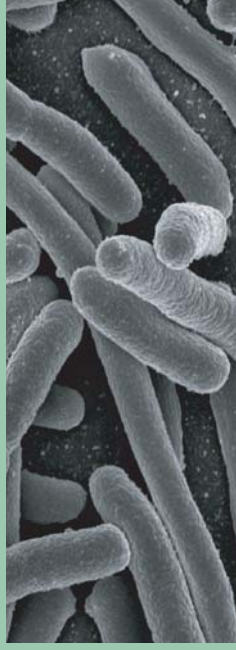
Children who play outside are at the highest risk of infection from bacteria and parasites found in pet waste.

*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

