

Leewood Times

Notes from the Leewood Board

To submit an article:

- Send us an email
- Be positive and informative
- Deadline June 15th

Highlights:

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Annual Meeting

The Annual Meeting scheduled for March 14 was postponed due to inclement weather. **The Annual Meeting will now be held on April 11th at the Phillips School at 8:00 pm.** A notice will be sent to each homeowner prior to the meeting. The meeting will include an open forum for residents and owners to bring issues to the Board.

There will be one board position up for election at the meeting. At this time, we do not have anyone nominated. If you are interested in serving on the board, please contact a board member or be sure to attend the annual meeting to nominate yourself. If we are going to stay self-managed and continue to have low homeowner dues, we need to have more volunteers.

Remember, this meeting is an opportunity to meet your neighbors, your Leewood Homeowner's Board, and hear what's happening in our community. We hope to see you there!

Monthly Board Meetings

Each year we hold our Annual Meeting in March, but did you know that the Board meets on a monthly basis? On the second Tuesday of each month, the Board meets at the Phillips School at 7:30 pm. The beginning of each meeting includes an open forum for residents and owners to bring issues to the Board. If you would like to bring questions, comments, or concerns to the Board's attention during one of the monthly meetings, you can e-mail one of the board members or just attend a meeting. If a meeting is to be cancelled, notice is placed on the message board by the mail boxes

Audit of Financial Statements

The annual audit of the financial statements for the 2015 calendar year was just completed by our auditing firm. The firm issued an unqualified or clean opinion on the statements. This means that the statements fairly reflect the financial position of the association and the results of its operations. The audit report will be posted on the Leewood website under Administration / Financials.

Assessments are Due APRIL 1

Quarterly assessments for April – June of \$235 are due at this time. Please remember to identify your property (address or lot number) on your remittance.

National Night Out

Leewood will be participating in National Night Out (NNO) again this year. The NNO will take place August 1st. Mark your calendars. More information to follow.

MORE FROM THE BOARD

Reserve Study

The association is required by law to have a reserve study prepared at least every five years to review the adequacy of the reserves for repair and replacement of the common property, such as streets, mailboxes, curbs and sidewalks. This review also assists the Board in determining if the level of assessments is appropriate to maintain the reserves. The Board engaged the same firm that completed the last reserve study in 2012. A first draft of the report has been received, and it shows that the association has adequate reserves for future repairs and replacements. The Board will be reviewing the report, and the final report will be posted on the Leewood website when complete under Administration / Reserve Study.

Website

The Leewood website has been updated over the past few months. We have added some additional information, removed outdated information, and rearranged the information for ease in locating. In addition, forms for ARC, complaints, and POA packet requests, have been added or updated and converted to pdf format.

Under the News tab, we are now posting the monthly Fairfax Supervisor News, the newsletter published by Penny Gross, the Mason District Supervisor. This newsletter outlines what is happening in our community and events taking place during the month.

If you have any suggestions for the website, please e-mail the webmaster using the link on the website under Contacts.

We Need Volunteers

Here at Leewood, we have a group of homeowners who work together on the Homeowners Association board or committees to maintain standards within our community, secure contracts with our disposal and lawn contractors, communicate with homeowners, prepare required POA packets for those buying or selling, assess financials, address homeowners questions or concerns, and much, much more. What you may not realize is the work of this group of volunteers helps to maintain our low level of assessments while working to improve the value of our homes.

Those members who currently volunteer do so out of the goodness of their hearts and the simple pride they gain helping and assisting others. However, the same volunteers can also burn out. Some of the volunteers are retired, some work part-time, and some work full-time in addition to performing their duties for the association.

Did you know that our current Board members are serving additional terms or had previously served on the Board? **We need to help them out!** If each household put in just two hours a year, that would be 390 hours or almost 50 days. Imagine how much could be accomplished with 50 days of effort!

Over the past couple of years we've seen the number of those willing to volunteer shrink, which has forced us to consider an outside management group. Having an outside management group to oversee our community would mean higher assessments (since we'll have to pay for their services) and we'd still need to have Leewood community members work with the management group. **We're doing our best to avoid this scenario, but in the coming years, this may very well be our reality without more volunteers. Please consider giving back to your community!**

We're asking for a little time out of your busy schedule. You not only have the opportunity to help others, but a chance to get to know more of your neighbors. If you have any questions or want to volunteer, please contact the board.

SPRINGTIME 2017

Pet Waste

Spring is underway. The trees are blossoming, the flowers are blooming, and the weather outside is welcoming. There is one thing that can ruin the good weather to come and the enjoyment of being outdoors- dog owners not picking up after their pets. While out enjoying a walk in our neighborhood on a nice Tuesday afternoon, several piles of dog poop (even on the sidewalk) were noticed. This is not only unsightly, but this is a health hazard. Pet waste is toxic and can cause illness due to bacteria like *E. coli* and *Salmonella* or parasites like roundworms.

If you take on the responsibility of a pet; that responsibility includes picking up after your pet while out walking them. It's not fair to have your neighbors pick up your dog waste in order to keep the sidewalk clean in front of their homes or from their front yards.

With nice weather, children will be out playing more and more, and they should not fall victims to someone's laziness by running through or falling on dog poop. Also, poop bags should be disposed with regular trash and not stored in the front yard of your home or curbside. Our trash company is NOT contracted to pick up dog poop from our streets. Be a good neighbor. Please clean up after your pets. Help keep Leewood safe, clean and hazard free for all to enjoy.

Spring ARC

It's about time for the annual spring walk-throughs for architectural review committee. Please keep up on your home's exterior and maintain your landscaping. There's no better time than now to check and perform repairs, if needed. We all need to do our part to keep our Leewood homes looking great!

Yard Debris, Appliance Disposal, and Recycling

Fairfax County has postponed its new rule requiring yard waste to be disposed using biodegradable bags or personal containers marked for yard debris. However, our trash contractor encourages residents to begin following the new rules in an effort to be green. If you use plastic bags, our contractor suggests clear plastic bags so they can identify the yard waste (dark colored or opaque bags that cannot easily be identified as yard debris will not be disposed of as such).

Neighbors, if you are in need for new appliances, consider just how you will dispose the old ones. Ideally, the delivery company may be able to take them away (and you may need to pay a fee for this service). You can also call to make arrangements with our trash contractor, but note that they will NOT pick up large items if they have not received a call from the homeowners. And at last resort, you take it to the Fairfax Landfill on Furnace Road in Lorton yourself. However you decide to dispose, please keep in mind the unsightliness of old appliances at curb site for days on end if the disposal is not done in a timely manner.

It's great to see the recycling within our community, and bins are often completely filled with recyclable materials. During windy days or inclement weather, recyclables are blown out of the boxes and around the neighborhood. American Disposal Fairfax has shared a flyer on how to package your recyclables to avoid this (to be posted on our message boards). Please also consider waiting until after the weather passes or the day of collection to place recycling bin for collection.

Please visit American Disposal Fairfax (<https://www.americandisposal.com/>) to review the home service for descriptions of the items they recycle, to determine what is considered trash for pick-up, and to address questions you may have on their services.

Leewood Homeowners Association

P.O. Box 1421
Springfield, VA 22151

Our Board

President –
Pat Willingham
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Vice President –
Janet Rourke
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Secretary –
Heather Pike
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Treasurer –
Leona Taylor
treasurer@leewood.us

At Large –
Dayna Roy
atlarge@leewood.us

ARC Chair –
Dayna Roy

Grounds & Maintenance –
Vacant

Entire board email:
board@leewood.us

Leewood's Official
Website!
www.leewood.us

FOCUS FEATURE: GREEN SPRING GARDENS

Tucked inside the beltway, just up Braddock road past Pinecrest golf course, is a quiet, serene park called Green Spring Gardens. At the park, you can stroll past the pond and gazebo, up through the winding trails in the wooded area, and finally up the hill to the wide open grassy lawns. If you've got time, make sure to pack a lunch and pick a spot on the lawns to grab a bite to eat and perhaps a catnap or a good book to read. Check out the tropicals growing in the greenhouse or stop into the small museum to learn more about the gardens. You can purchase gardening books, gardening tools, and even plants at the horticulture center, or also consider their education programs on landscaping techniques so you can bring some of this beauty to your home.

The house on the grounds, built in 1784, is considered a natural historic site. The house was built on 540 acres of farmland (reclaimed tobacco fields) that was used to grow corn, wheat, oats and rye and supported cattle and pigs until the farm was sold in 1843. Over the next 130 years or so, the land continued to support crops or livestock. Knowing how the area is developed today, can you imagine that it once was a 540 acre farm?

You can find more information by calling 703-941-7987 or visiting their website at <http://www.fairfaxcounty.gov/parks/greenspring/>

Whenever you go, don't forget to stop and smell the flowers along the way!



Photo credits: Dayna Roy & John Atsatt; bottom photo courtesy of Fairfax County Parks