

Summer 2018
Volume XIII, Issue 2
www.Leewood.us
newsletter@leewood.us

Leewood Times

Leewood Homeowners Association

Management

Sentry Management Inc.
4401 Ford Ave., Ste. 1150
Alexandria, VA 22302
(800) 932-6636

Community Manager

Birgit Burton
bburton@sentrymgt.com
(703) 642-3246 ext. 56507

Our Board

Leona Taylor – President
president@leewood.us

Nathan Parsons-Schwarz –
Vice President
vicepresident@leewood.us

Justin Edwards – Treasurer
treasurer@leewood.us

Gideon Abebe – Secretary
secretary@leewood.us

Khaleaph Luis – At Large
atlarge@leewood.us

Trash Contractor

American Disposal
Services

www.americandisposal.com
(866) 884-8700

Management Update

The Board has been working over the past few months to develop ongoing procedures with Sentry Management. A community association manager is assigned to Leewood, and this person is responsible for handling questions, comments and service requests for the community. The association community manager assigned to Leewood is Birgit Burton, and she can be reached at bburton@sentrymgt.com or call her at (703) 642-3246 extension 56507. You may also call the Sentry owner customer service line at (800) 932-6636.

In terms of expectations, Birgit is committed to answering e-mails and phone calls within one business day. As Birgit works with Leewood, she is becoming very familiar with the Leewood governing documents and policies. Therefore, she is able to respond and resolve most issues. However, where the request involves additional cost to the community or is outside the scope of our existing vendor contracts, Birgit will need to go back to the Board for approval. Please note that the Board only meets once a month and will only approve items between meetings in emergency situations.

A few other procedural changes:

Architectural review: If you have questions about exterior changes to your house or want to submit an application for exterior changes, you can e-mail arc@leewood.us. This e-mail will go to the members of the Architectural Review Committee as well as to the association community manager (Birgit Burton). Remember that the application form, color charts, as well as the Design and Maintenance Standards are available on the Leewood website.

Parking: If you want to report a parking issue, you can e-mail parking@leewood.us. This e-mail will go to the full Board as well as the association community manager. This gives us the greatest coverage in case a vehicle needs to be ticketed and/or towed.

Grounds / Trees / Trash / Other Issues: E-mail the association community manager at bburton@sentrymgt.com.

Assessments Due July 1

Assessments for the third quarter are due July 1. You should have received a coupon book from Sentry Management in April that you can use to mail in your payment. Or you can go to www.sentrymgt.com to set up your homeowner account and make online payments.

Assessment Payment Options

With the new management company, you can set up automatic payments, pay by phone, mail in your payment, or drop the payment off at the Sentry office. You may now pay via credit card as well. (Note that there may be fees associated with payment options other than check and delivery to the Sentry office.) Go to www.sentrymgt.com for more information.

Board Update

The Board with Sentry is working on a few projects:

- Sidewalk and curb repair: Sentry is getting proposals for this work.
- Street repair: Sentry has been tasked with getting proposals for street repair – looking at all streets including the developing pothole on Leestone Court.
- Trees: We have received a number of e-mails from owners concerning potential tree work. And a canvas of the community was done as well. Sentry is working on getting bids for the compilation of all identified tree issues. The Board will then need to determine if all the work can be done at once or needs to be phased due to budgetary constraints.
- Fence cleaning & sealing: Sentry is obtaining bids on cleaning and sealing the Backlick Road fence.
- Curb painting: This is currently on hold pending the sidewalk, curb, and street work.

Updating our Design and Maintenance Standards

The Board has appointed an ad hoc committee to review and update our Design and Maintenance Standards. If you have any suggestions for updates to the standards, please e-mail your suggestions to arc@leewood.us. Your e-mails will be forwarded to the adhoc committee which will review the current standards and propose updates to the Board for approval.

National Night Out

National Night Out is scheduled this year for August 7th. From the NNO website: National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community.

If you are interested in having a community event that day and want to set up and organize it, contact a Board member or e-mail board@leewood.us. We have money budgeted for supplies, but we need volunteers to plan and execute the event.

Tot Lot Survey

We have been asked to assess owner/resident interest in adding a tot lot or playground to the community. If you are interested in having a tot lot or playground within Leewood, please e-mail bburton@sentrymgt.com. Based on the responses, we will consider whether Leewood wants to proceed with further evaluation.

E-mail Communication

The association will continue to mail out those communications that are required to be mailed based on law or our governing documents. However, we would like to move towards e-mail communications where possible to reduce operating costs. We ask that you go to www.sentrymgt.com and include your e-mail address information when you set up your online homeowner account. Or you can e-mail the association community manager (bburton@sentrymgt.com), and she will add your e-mail information to the community portal.

Pest Control

Rodents naturally reside in all communities. However, certain conditions can promote an infestation. And due to the close proximity of townhomes, a rodent infestation is generally not confined to one home. Once the rodents have arrived, they generally spread to the adjacent units.

If you do see signs of infestation in your home or backyard, please take appropriate action by removing opportunities for the rodents to feed and shelter in your home or yard, such as:

- Trim vegetation and don't allow plants to grow up alongside your house.
- Keep the area around your home and backyard clear of unnecessary storage and debris.
- Clean up spilled food waste and use thick plastic or metal garbage cans with tight lids and no holes.
- Pick up dog and animal waste regularly and place in a trash can with a tight fitting lid.
- Store your food, bird and lawn/garden seed, and animal/pet feed indoors in containers with tight fitting lids.
- Clean up fallen fruits or nuts from trees.
- Fix plumbing leaks, remove outdoor containers retaining water and ensure spigots and sprinklers are not dripping to remove water sources.
- Store firewood, lumber, or other bulky items at least 12 inches off the ground and away from your home. Alternatively, remove any wood piles not regularly used.
- Seal up holes or gaps into your home. Any gaps around doors, windows or chimneys should be closed. Dryer vents should have screen covers and tree branches touching the home should be trimmed.

In addition, you can purchase traps at most local hardware stores, and there are a number of professional pest control service providers in our area that can also assist you in removing any infestation.

Spotlight on Home Repair and Improvement

Every homeowner is eventually faced with a repair or home improvement decision. Unless one personally knows a handyman or contractor, they usually have to rely on a Google search or asking their neighbor if they have a recommendation. With HomeAdvisor, however, there's a much easier and convenient way of shopping for qualified, licensed, and insured contractors.

My family moved into Leewood in August 2016. Although our home was freshly renovated when we purchased it, the home still required additional repairs and upgrades. Having only lived in Virginia since 2015, we didn't really know where to find a trusted contractor. After hearing a radio ad for HomeAdvisor, I decided to give it a try. With a failing air conditioner, we needed a solution fast!

I wasn't disappointed. The Android app was extremely user friendly, allowing me to indicate my type of project and when I needed the work completed. After entering all the criteria, the app provided a complete list of affiliated companies, each with customer reviews. I selected a company, and they were out the next day to service my HVAC.

Since then, I've used HomeAdvisor for additional projects, including electrical, fence replacement, gutter cleaning and screening, and house cleaning services. The customer service is superb; and for every three customer reviews you leave, you will receive a \$50 credit towards a future project.

I also just learned that HomeAdvisor merged with Angie's List in 2017 to form ANGI Services, even further building the company's reputation. Over 30 million homeowners have used the free service, which also includes a cost-help guide for the projects you're considering.

If you've been thinking about a home repair or improvement project, I highly recommend HomeAdvisor to you. There are hundreds of project categories to choose from related to home repairs, improvement, remodeling, handyman and cleaning services, landscaping, general house chores, and much more. There are even services listed for waste/junk removal, moving and storage, and pest control.

Check out <https://www.homeadvisor.com> for more information. They can also be found at all the main social media sites, and the apps can be downloaded for free in Google Play and the Apple App Store. You may recognize them by their logo shown at right.

