



**To submit an article:**

- Send us an email
- Be positive and informative
- Deadline April 15<sup>th</sup>

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## Leewood Annual Meeting – Tuesday March 10<sup>th</sup>, 8:00pm



The Leewood Homeowners Association annual meeting will be held on March 10<sup>th</sup>, 2009 at 8:00 p.m. in the **Auditorium** at the **Philips School** located at the Northwest corner of Braddock & Backlick Road, 7010 Braddock Road, Annandale. Annual meeting packages have been prepared and mailed to each homeowner. We hope that every homeowner will participate by attending the meeting. If you cannot attend, information is provided on page 4 of this newsletter on how you can vote absentee. Three LHOA seats on the board are up for election this year and information provided by the candidates is available for you to view at [www.leewood.us](http://www.leewood.us)

## It's Tax Season! – Here is some information from the IRS

The 2009 tax filing season is in full swing and the IRS has announced a number of new steps to file your taxes, help financially distressed taxpayers maximize their refunds, and steps to speed refund payments.

This year, electronic filing options will speed the payment of refunds to millions of taxpayers. Taxpayers who e-file and choose direct deposit for their refunds, for example, will get their refunds in as few as 10 days. That compares to approximately six weeks for people who file a paper return and get a traditional paper check.

On a wide range of situations, IRS employees have flexibility to work with struggling taxpayers to assist them with their situation. Depending on the circumstances, taxpayers in hardship situations may be able to adjust payments for back taxes, avoid defaulting on payment agreements or possibly defer collection action.

This filing season, there are several steps taxpayers can take to maximize their refunds and speed the delivery of money from the IRS. Taxpayers should look into the numerous tax breaks available and take every credit, deduction and exclusion for which they qualify. People who had less income in 2008 could find they qualify for credits for which they previously did not qualify. And there are several new benefits this year

The IRS web site, [IRS.gov](http://IRS.gov), has more information on these and other popular credits, such as the child tax credit, the Earned Income Tax Credit and alternative fuel vehicle credit.

For more information on filing your taxes and for helpful links, visit [www.leewood.us/taxes.htm](http://www.leewood.us/taxes.htm)

## Getting to Know Your New County Board Chairman



Sharon Bulova, 61 narrowly defeated her Republican opponent, Supervisor Pat S. Herrity, in a special election February 3<sup>rd</sup>. She replaced Democrat Gerald E. Connolly, who is now in Congress and will bring a different leadership style to the board. Her soft-spoken style makes her different from her predecessors, and she prefers to leave the talking to others.

A former homemaker and civic association president, she became the Braddock supervisor 21 years ago, but never thought she would be chairman. She has been well-liked and quite content in her district and is known as much for her willingness to listen as her ability to act on such local concerns as neighborhood decline and the condition of storm-water spillways.

For more information about her, visit <http://www.fairfaxcounty.gov/chairman/>

## Stimulus Bill Could Kick-Start Road Projects

A maximum of about \$750 million in transportation funding is expected to flow to Virginia from the 789 billion dollar stimulus package recently signed into law. Many of Virginia's transportation projects are stalled due to funding. For example, the Fairfax County Parkway project is about \$60 million short, the long-planned revamping of the intersection of Lee Highway and Gallows Road awaits \$40 million for construction, and state transportation leaders recently put on hold portions of the widening of Interstate 66's westbound lanes inside the Capital Beltway.

Dozens of others like it across the state are also awaiting money, and state and local officials say they don't know how the federal money will be distributed or with what strings attached. "If the stimulus comes with instructions, we'll have to follow the instructions," said state Del. David B. Albo (R-Fairfax). "But if I have any authority over any of the money, I'd like to have a say in it."

## Hilton Hotels Corporation to move Headquarters from Beverly Hills to Fairfax County

Hilton Hotels Corporation will relocate its headquarters from Beverly Hills, California, to Fairfax County. The company will invest at least \$17 million in the move and create more than 300 permanent, full-time jobs in Fairfax County within 36 months. Hilton is negotiating with prospective landlords in Fairfax County and will announce a site when a lease is finalized.

Hilton Hotels Corporation is the world's leading hospitality company with more than 3,200 hotels and 545,000 rooms in 77 countries and territories. Hilton qualifies for a Major Business Facility Job Tax Credit, a statutory incentive available to all qualifying companies. The Virginia Department of Business Assistance will provide \$162,500 in training assistance through the Virginia Jobs Investment Program.



Virginia has developed a website to use to share project proposals for funding from the federal stimulus package. For more information, visit <http://stimulus.virginia.gov/>



## Fairfax County may Increase Fees for Zoning, Permits

The cost of doing business with Fairfax County's zoning regulators would skyrocket under a proposed fee increase to be considered by the Board of Supervisors. Fairfax County faces a major deficit and county staff wants to recoup \$2 million by raising the cost of some permits, zoning appeals and other applications. The Board of Supervisors is expected to set March public hearings for the fee increases, which will be considered as part of the fiscal 2010 budget. Here is a look at the proposed increase in fees:

- Appealing a zoning administrator's decision: \$375 goes up to \$2,455
- Sign permits: \$50 goes up to \$90
- Home occupancy permits: up to \$50 (*new fee*)
- Staff interpretation of approved zoning application: up to \$500 (*new fee*)
- Deferring a public hearing: up to \$130 (*Board of Zoning appeals*), \$1,000 (*Planning Commission and Board of Supervisors*)

## Report: January Area Home Sales

The Northern Virginia Association of Realtors® reported on January 2009 home sales activity for Fairfax and Arlington counties, the cities of Alexandria, Fairfax and Falls Church and the towns of Vienna, Herndon and Clifton.

A total of 998 homes sold in January 2009, a 39.39 percent increase above January 2008 home sales of 716. Active listings decreased by 15.58 percent from last year, with 7,545 active listings in January, compared with 8,937 homes available in January 2008. The average days on market for homes in January 2009 decreased by 19.51 percent, to 99 days, compared with 123 days in January 2008.

Sales prices continue to remain lower than those realized last year. The average sales price in January fell by 22.51 percent from January 2008, to \$376,669, compared with last January's average of \$486,060. The median price of homes sold in Northern Virginia in January was \$320,000, which is a decline of 20 percent compared with January 2008's median price of \$400,000.

## 2009 Real Estate Assessment Change Notices Mailed

The Fairfax County Department of Tax Administration (DTA) began mailing 352,526 real estate assessment notices to county taxpayers. The notices will be sent to all property owners of taxable parcels in the county. Of the 352,526 taxable parcels in the county, 335,342 had some value change. The remaining taxable parcels have no change in their 2009 real estate assessment. More than 95% of residential properties experienced an assessment decrease for 2009.

Overall, taxable real estate value in Fairfax County decreased by \$22.86 billion or -9.95% from the 2008 assessment base. According to the 2009 assessment year residential analysis by zip code area map on their website, our area experienced a decrease of -17.64%. Based on equalization changes, townhouse/duplex properties have a 2009 county-wide assessment average of \$324,456, a decrease from 2008 of approximately -16.06%.

Property owners are encouraged to review their assessment notice upon receipt. Administrative appeals can be filed with DTA if citizens believe their assessment is not equitable in comparison with similar properties or if they believe their assessment exceeds fair market value. Appeals may be made in writing to the Real Estate Division of DTA. Appeal applications can be obtained by calling DTA; or, can be downloaded directly from DTA's homepage. DTA requests that appeal applications be filed by April 3, 2009. For more information and helpful links, please visit [www.leewood.us](http://www.leewood.us)

## Leewood Homeowners Association

P.O. Box 1421  
Springfield, VA 22151

### Our Board

President –  
**Janet Rourke**  
president@leewood.us

Vice President –  
**Ramanuj Chilakamarri**  
vicepresident@leewood.us

Secretary –  
**Rose Weber**  
secretary@leewood.us

Treasurer –  
**Maggie Pitotti**  
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Entire board email:  
board@leewood.us

Leewood's Official  
Website!

[www.leewood.us](http://www.leewood.us)

To submit an article:

*Email us at:*

[LeewoodTimes@cox.net](mailto:LeewoodTimes@cox.net)



## FROM THE BOARD

### Absentee Voting for the Annual Meeting

By now all Leewood homeowners have received their annual meeting packages. We hope that every homeowner will participate by attending the meeting. However, if you are unable to attend, it would be appreciated if you would mail your proxy to:

Leewood Homeowners Association  
P.O. Box 1421  
Springfield, Va. 22151

The proxy can also be dropped off at 7013 Leestone Street, the home of our secretary, Rose Weber. If you mail or drop off your proxy, please designate someone you know will be in attendance or a board member to vote for you. If you do not wish to designate someone to vote for you, please return the proxy checking for quorum purposes only. Only original documents can be used to cast your vote, copies will not be allowed.

### Now is the Time to Check for ARC Violations

Now that spring is around the corner and the weather is getting warmer, it is a perfect time for you to perform a walk through of the exterior of your home and to fix any outstanding issues.

Every homeowner is responsible for the maintenance of their property and should consult the *Leewood Design and Maintenance Standards* as repairs or changes are contemplated. All the appropriate forms to file and instructions can be found on the website under *standards*.

The ARC inspects homes in the spring with follow up inspections to determine whether any cited problems have been fixed. Homeowners are notified of any violations and are given a specified period of time in which to complete repairs. You can contact the ARC directly at [arc@leewood.us](mailto:arc@leewood.us) or by writing to the association PO box.

### Early Spring Clean-up – Help keep Leewood looking great!

Not only is spring a time for revival, but it is also a time for finishing your planning for the new gardening year. The first few weeks of spring are usually too early to plant anything, but there is time to prune back shrubs before they start growing again (*unless they are spring flowering, in which case leave them for now*).

Dead branches that were broken during winter storms can be clearly seen and removed. As your perennials come up, see how far they have migrated – you might want to trim some of them back so that other plants get some ground to grow.

Of course along with the delight of perennials coming back, those uninvited weeds are also reappearing. Sometimes it seems as though the weeds grow into mature flowering beasts overnight. This is particularly troublesome, as the average weed seems to set thousands of seeds, and distribute them, in a matter of just days.

For a Complete Guide to Spring Gardening, visit [www.leewood.us/garden.htm](http://www.leewood.us/garden.htm)



Tuesday, March 10<sup>th</sup> 8:00pm