



To submit an article:

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- Be positive and informative
- Deadline April 15th

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REMINDER!!! ANNUAL MEETING MARCH 8, 8 P.M. PHILLIPS SCHOOL. PLEASE PLAN TO ATTEND AND EXERCISE YOUR RIGHT TO VOTE!!!

The Board meets the **2nd Tuesday** of **every month** at the Phillips School Library – resolve to join them at least 4 times this year! It's a great opportunity to provide feedback and suggestions.

The Leewood Homeowners Association Annual Meeting will be held on **Tuesday, March 8, 2011 at 8:00 p.m.** at the Phillips School. Each homeowner should have received **packet** in **February**. We strongly encourage homeowners to plan to attend the meeting or at minimum, submit a proxy so that we can establish a quorum. If you decide to give your proxy to another homeowner to cast votes for you, be sure that it is someone who shares the same opinions about Leewood and agrees with your ideas for Leewood's future. A person who has your proxy to vote carries a lot of power since that person effectively is casting more than their own vote and will influence the future of Leewood.



SPRING IS COMING – Mark your calendar for April 2nd!

After a very cold winter, we are all looking forward to spring when the grass turns green and the flowers bloom. Spring is the time when Leewood is at its most beautiful.



We will have our spring clean-up day on **Saturday April 2nd**. We hope a lot of you will be able to join us in tidying up the grounds. We will provide trash bags, but if you are able to bring a rake, it would be helpful. This year we want to focus on the open common areas as well as the small wooded area between Leestone Street and Leebrad Street and the small wooded area behind Bradgen Court. Plan to meet on the walk near 7035 Leebrad Street at 9:30 a.m. **Rain date** will be Saturday **April 9th**.

Children especially enjoy the warmer months for outdoor activities. In this regard, it would be helpful if parents would ask children not to ride bikes, skateboards or in-line skates on the grassy areas. During the spring, we usually have a lot of rain and the damp grassy areas are particularly easy to damage. Also it would be helpful if children not climb in the smaller trees in the common areas or in the shrubs especially evergreens, the star magnolias and crape myrtles. These are fragile and cannot support the weight of even a small child. In addition, swings, hammocks and other devices of this type are not allowed to be hung in common area trees.



Enjoy the coming warm weather and the wonderful common areas Leewood provides for activities.

CHILDREN AT PLAY – please be safe!

As spring approaches, children will be out riding their bikes, skateboards, walking and playing. Please be aware that children may dart into the street between parked cars or may be riding their bikes in the street. New bike riders are not always as adept and can lose their balance. The **speed limit** in residential areas is **25 mph**. Try to keep your speed low so that we avoid any unfortunate accidents involving children, pedestrians or pets. Also pay attention as you back out of your parking spaces. Small children are not always visible. Parents should also caution their children to be extra careful when crossing or playing near the streets.



TRASH – keep Leewood clean!

It appears from the looks of the neighborhood on Monday January 17 (a holiday) that many residents do not care what our streets look like, choose to ignore common sense rules and basically live for themselves. As early as 1:30 p.m. on that day, trash had been put out on Leestone Court (several places) and Bradwood Court. By 4:30 trash was out in another spot on Leestone Court and in some location on every other street. Those whom the Board could identify have received letters.

It is impossible to understand why some residents do not seem to care about Leewood. Having trash piled on the streets hours and in some cases days before **trash** pick-up is obnoxious. It makes the **neighborhood look terrible** and for those who are trying to sell homes, it makes the situation extremely difficult. The Board cannot enforce rules when it is not always obvious who has put trash out early. Hopefully, **residents who observe someone putting trash out early** will say something to them. Hopefully, those residents who do not seem to understand or care will think about what they are doing and cease this behavior.

Finally, we have a policy resolution (below) requiring that trash containers and recycling bins be identified either by lot or house number and street. Because homeowners continue to leave containers out for days after trash pick-up, the Board will start enforcing this resolution. Containers that are not taken in (do not store them on your front porch), will be taken from the common area. The owners may email the Board to retrieve their containers. Containers not retrieved within two days will be disposed of.

Leewood Homeowners Association - Policy Resolution 6

March 14, 2006

WHEREAS, Article V, Section 4. of the Declaration conveys title of the common area to the Association, with all the rights and responsibilities under Virginia law; and,
WHEREAS, Article VIII, Section (g) of Association By-Laws state that it shall be the duty of the Board of Directors to cause the common area to be maintained; and
WHEREAS, for the benefit and protection of the Association, its members and residents, the Board deems it advisable to clarify the use of the common area with regards to debris and trash collection,
THEREFORE, it is hereby resolved that effectively immediately the following rules and regulations will pertain to the common area:

- 1. Debris/Objects in Common Area:** No debris, or objects of any kind, are to be dumped or stored in the Common Area. Residents must make their own arrangements for removal of trash, yard debris (fence sections, clay, sod, stones, branches, clippings, etc.), and objects of any kind. Residents who deposit trash, debris, or objects in the Common Area will be held responsible for any costs incurred by the Association to remove such trash, debris, or objects and return the area to its original condition.
- 2. Trash Removal:** Trash and recyclables must **not** be put out **before dusk** on the day before scheduled pickup.
- 3. Container Removal:** Trash and recycling containers should be removed from the Common Area as soon as possible after trash and recycle pick-up. They must be removed no later than dawn of the day after pick-up.
- 4. Container Marking:** All metal and plastic trash containers (excluding plastic bags) and recycling bins that are put out into the common area must be identified by either the owner's lot number or address. Failure to do so may result in removal of the container from the common area.

Leewood Homeowners Association

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HOLIDAY DECORATION CONTEST

The November edition of the newsletter announced a very nice holiday decoration contest with a great prize for the winner. Unfortunately, in spite of the fact that there were a lot of very nice decorations, no one expressed an interest in participating. Thank you to those who did decorate. We would especially like to recognize the decorations at 5266 Bradgen Court, 5275 Bradgen Court, 7013 Leestone Street, 7026 Leebrad Street, 7045 Leebrad Street, 5264 Leestone Court and 5273 Leestone Court.

IDENTIFY YOURSELF

Many of you use the website addresses to email the Board and in some cases, you use Board members' personal email addresses. It is very helpful for you to identify yourself. We like to know to whom we are responding and that emails received are legitimate. It is only a common courtesy to know with whom you are speaking, whether by phone, letter or email.

SNOW EVENTS

When we have measurable snow or ice events in Leewood, it costs the Association a considerable amount of money to have the snow plowed or chemicals applied to ice. The Board works with the snow plow company to try to get snow pushed from behind the cars as much as possible. However, there will still be some snow left behind and the amount of accumulation, will determine how much. It would be helpful if residents not shovel their snow into the street after the plow has gone through. Try to push your snow to either a peninsula, a common area or put it on your front lawn. Suffice it to say, do not shovel snow behind a reserved parking space that is empty. In that regard, residents should try to uncover their reserve parking sign on the curbs so that visitors or other residents do not park in their reserve space. If "reserve" is not showing, then no one knows that it is a reserve space.