

Leewood Times

Notes from the Leewood Board

Summer 2017

Volume XII, Issue 2

www.Leewood.us

newsletter@leewood.us

To submit an article:

- Send us an email
- Be positive and informative
- Deadline August 25th

Highlights:

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Annual Meeting

Our Annual Meeting this year was held in April due to inclement weather. Luckily, the snow storm wasn't as bad as predicted. Attendance at the meeting was better than in previous years. Thanks to all of you who were able to attend.

We had the usual reports from ARC and Grounds and Maintenance and plenty of discussion from those in attendance. Highlights of the meeting are as follows:

- Officer Alice Eggers from the Franconia District State provided some tips on homeowner safety. A copy of the hand-outs she provided on solicitors at your door and protecting your home and property can be found on our website under Community / Safety Tips.
- Numerous neighbors volunteered for committees. Thank you to these volunteers. The Board is continuing to reach out to these volunteers for assistance with Association work.
- Our Treasurer gave a financial report for 2016. The audit for 2015 was completed by our contracted CPA firm. Our reserve fund is well funded for necessary improvements -i.e., street repairs, etc. Our Treasurer also reviewed the 2017 budget for the Association.
- An election for the open Board position was held. The new member to the board is Nathan Parsons-Schwarz. Welcome to the Board, Nathan!
- A new grounds and maintenance contract was signed with Professional Grounds for lawn service. A snow contract will be signed in the fall for snow plowing.

Next year we look forward to seeing more of you at our annual meeting. It is a great way to meet your neighbors and be a part of the community.

Assessments Due July 1

Quarterly assessments for July through September of \$235 are now due –in fact, **past due** as of July 1. Please get your payments in to avoid any past due notices. 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. NNO will take place on **August 1**. NNO is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. We expect to have drinks, treats, and activities for kids. Mark your calendars!

MORE FROM THE BOARD

Board Officer Elections

At the May Board meeting, the Board voted on officer positions among the Board members. Current officers of the Board are now: Patricia Willingham – President, Nathan Parsons-Schwarz –Vice President, Janet Rourke – Secretary, Leona Taylor – Treasurer, and Dayna Roy – Member at Large.

Reserve Study Finalized

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. At its June meeting, the Board approved the 2017 reserve study, and the final report is posted on the Leewood website under Administration / Reserve Study. The study recommends a reserve contribution of \$41,000 in 2018. Afterwards, the study recommends that the Association budget gradual increases in reserve funding that consider the effect of inflation over the 30-year study period.

Website

The Leewood website continues to be updated and contains useful information on Association activities as well as the rules and regulations for our community. Various forms –such as the application to change your exterior paint colors- can be found on the website. If you have any suggestions for the website, please e-mail the webmaster using the link on the website under *Contact Us*.

Parking in the Leewood Community

As many of you may have realized, parking in our community is becoming an issue. With 400 spaces for 195 units and one space reserved for each unit, that leaves us with about one space per unit of unreserved parking for a second car and/or guests. So, it is incumbent on all of us to share the unreserved parking.

Unfortunately, many residents don't feel the need to share. We have many homes taking up three or more spaces -sometimes as many as five or six spaces. No single Leewood home should have the right to that many spaces. And we certainly should not allow nonresidents to park and leave their cars in Leewood just because it is safe; our parking is for residents and guests. Truth be told, it is rude and very un-neighborly, and it is increasing our parking problem.

To maximize available parking, advise your family members and guests to park in a manner that does not impinge on the adjacent spaces. Each parked vehicle should fit within the designated lines for one parking space. We cannot afford one vehicle taking up two spaces with our limited supply of unreserved spaces.

Also note that commercial vehicles -work trucks, taxi cabs, limousines, etc.- may not be regularly parked in Leewood. Commercial vehicles are only allowed when picking up or discharging passengers or while performing contracted services at a Leewood home.

Overflow parking may be found on Bradwood Street or the service road off Braddock Road.

Lastly, remember that vehicles violating Leewood parking restrictions can be and will be subject to towing. The phone number of the towing company is on the Leewood entrance signs.

Parking regulations can be found on the website under *Governing Docs*; there is also a section on parking under *FAQs / Parking*. If you have a concern on parking in Leewood, you can reach the Board via our website using the links under *Contact Us*.

SUMMERTIME 2017

ARC

The ARC (Architectural Review Committee) walk-thrus have begun. The walk-thrus are done to verify that homes are complying with the Leewood Design and Maintenance Standards. Letters will be mailed to homeowners where needed exterior maintenance work has been identified. If you receive a letter and have any questions, you can refer to the Standards (which can be found on the website under *Architectural* and also under *Home Repair*) or contact the ARC using the link under *Contact Us*.

Repairs on your home returning it to its original condition are generally not subject to ARC approval. However, repairs or improvements that change the appearance must be approved by the ARC. If you re-paint the exterior of your house using your existing colors, no approval is needed. But if you want to change your color scheme, approval is needed. Forms for requesting approval can be found on the website under *Architectural* or *Home Repair*.

Also included on the website are links to the approved McCormick color charts for paint colors that can be used on the exteriors of Leewood homes. At its June meeting, the Board approved the updated charts for the McCormick Colonial and Chesapeake Color Collections. You are not required to use McCormick brand paints, but you are required to match to the McCormick colors if you decide to change the color(s) on the exterior of your home.

Recycling and Trash

Recycling is Tuesdays ONLY. Trash is picked up on Tuesday and Friday. You may set trash and recycling out at dusk the evening before pick-up or early the day of scheduled pick-up. If you are running late the day of pick-up, check the streets to see if pick-up has already occurred. If so, please hold your trash/recycling until the next pick-up day. No one should have to look at trash or recycling left on the curbside for several days or over a long holiday weekend.

Also, be sure that your trash bags are tied securely and the lids of your trash cans are tight. This will prevent trash from being blown around our streets. If you can, buy trash bags that come with an odor preventer. This may deter birds and other animals from getting into the trash. Our contractor does not pick up blowing trash. If you do see trash or recyclables that have escaped from its container, be a good neighbor and remove it.

Message Boards

The Association installed the message boards a few years ago as another means of communicating with owners and residents. Besides reminders, the message boards are used to inform residents of changes in trash service –cancellations, Christmas tree pickup dates- as well as cancellation notices for the Board and, as it happened this year, the Annual Meeting.

Over the past months, the message boards were updated with a notice about a new solar energy program for Fairfax County and a reminder on pet waste. Again, there is no Poop Fairy. It is each dog owner's responsibility to follow the Fairfax County pet leash laws. This includes licensing, vaccinating, restraining/controlling, and picking up your dog's waste.

When you go to retrieve your mail, drive or walk through the community, take a look to see if there is a new posting on the message board.

FOCUS FEATURE: LAKE ACCOTINK

Leewood Homeowners Association

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Our Board

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Other Contacts

ARC
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Grounds & Maintenance
grounds@leewood.us

Homeowner Accounts
homeowneraccounts@leewood.us

Leewood Website
www.leewood.us

Lake Accotink was constructed in 1943-44 by the U.S. Army as a reservoir for Fort Belvoir. The dam impounding the Accotink Creek was built on the site of a previous dam which had existed for that same purpose from 1918 to 1922.

Although the reservoir had previously been declared surplus, the Army decided it wanted to retain title to the property in case of future need. In March 1960, Fairfax was awarded a 25-year license to develop the lake for public park and recreational use. Shortly thereafter, the reservoir was officially renamed Lake Accotink.

In 1964, Lake Accotink was declared surplus and put up for auction. The Fairfax County Park Authority was the high bidder, and officially purchased the 242-acre tract, including the 100-acre lake, for \$176,500 in April 1965.

The park now offers boating, fishing, hiking, miniature golf, a carousel, snack bar, tour boat rides, trails, picnic areas and playgrounds. Boats powered by electric motors, sailboats under 15 feet, and kayaks are allowed on the lake. Swimming and windsurfing are prohibited. During summer months, free outdoor concerts are usually held at the park.

You can find more information by calling 703-569-3464 or visiting their website at <http://www.fairfaxcounty.gov/parks/lake-accotink/#facilities>.

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

