

Summer 2019

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

Submit articles to  
[newsletter@leewood.us](mailto:newsletter@leewood.us)

# Leewood Times

## Leewood Homeowners Association

### Management

Sentry Management Inc.  
7619 Little River Turnpike,  
Ste. 210  
Annandale, VA 22003  
(800) 932-6636

### Community Manager

Angela Weed  
[aweed@sentrymgt.com](mailto:aweed@sentrymgt.com)  
(703) 642-3246

### Our Board

Khaleaph Luis – President  
[president@leewood.us](mailto:president@leewood.us)

Justin Edwards – Vice  
President  
[vicepresident@leewood.us](mailto:vicepresident@leewood.us)

Bill Rubenstein – Treasurer  
[treasurer@leewood.us](mailto:treasurer@leewood.us)

King Chu – Secretary  
[secretary@leewood.us](mailto:secretary@leewood.us)

Gideon Abebe – At Large  
[atlarge@leewood.us](mailto:atlarge@leewood.us)

### Trash Contractor

American Disposal  
Services

[www.americandisposal.com](http://www.americandisposal.com)  
(866) 884-8700

## Street and Sidewalk Repairs

Streets and gutters as well as common area sidewalks will be repaired, weather permitting, during mid to late September. In addition, the parking space striping and stenciling will be done. The asphalt repairs will include some areas on all streets. The work will be phased to mitigate the effects on parking as much as possible. Additional information will be provided on timing and street closures as the work is planned with the contractor.

Cars will need to vacate certain streets during the asphalt work. Also, cars will need to be removed or backed up from the curbs to complete the stenciling and painting. Cars not complying will be towed at the owner's expense. If you expect to be out of town during the latter part of September for an extended period of time with your car(s) remaining in Leewood, you may want to consider leaving your car keys with a neighbor.

## Sidewalk Repairs -Service Offer

As part of the street and sidewalk repairs for Leewood currently scheduled for September, weather permitting, the contractor is offering to repair individual homeowner sidewalks at the same time. Individual homeowner sidewalks are comprised of the concrete squares that go from the common area (street) sidewalk to your front stoop.

Because these sidewalk squares are not consistently sized, the contractor will need to inspect each homeowner sidewalk and prepare an estimate for that homeowner. If you accept the estimate, you will be billed by the contractor for the sidewalk repair once the work is completed. To get an idea of the potential cost for your individual sidewalk repair, the contractor has indicated a unit price of \$308 for a 4-foot x 4-foot square.

If you are interested in getting an estimate on your individual homeowner sidewalk, please contact the sales manager at Tibbs Paving prior to September 3:

James Bryan  
E-mail: [jimb@tibbspaving.com](mailto:jimb@tibbspaving.com)  
Cell: (703) 881-6121  
Office: (703) 330-1789  
Fax: (703) 367-7866

The contractor will be on site the afternoon of Tuesday, September 3 to inspect the sidewalks to prepare the estimates for those who express interest. The homeowner does not need to be present for the inspection.

## Parking Spaces

With the parking space stenciling and painting to be completed next month, weather permitting, the Board is accepting requests from homeowners who may want to move their reserved space. Per the Covenants, each owner is entitled to one parking space. Location of the actual space is at the discretion of the Board. If you are interested in relocating your parking space, please send your request to the Board or to Angela at Sentry by Tuesday, September 10. The Board will attempt to honor all requests.

## Updated Landscaping

Our grounds contractor is scheduled to replace the landscaping around the mailbox and message units. The plantings at the entrance from Backlick onto Leebrad will have a slight makeover as well. The work is expected to be completed later this fall. Please help us monitor the new plantings -especially if the weather is dry. Notify the Board or Sentry if you see any problems or water any plantings near your house, if possible.

## Grounds & Maintenance Contract

The contract with the current grounds maintenance contractor will expire at the end of this year. Sentry is currently working on a RFP for a new contract. If you have any suggestions or concerns regarding the grounds maintenance or what to include in the contract, please e-mail [Board@leewood.us](mailto:Board@leewood.us) with your suggestions.

## Volunteers Needed

Justin Edwards will be leaving the Board at the end of August. The Board needs to appoint someone to the Board to serve until at least the next Annual Meeting in March. Contact the Board to volunteer.

We are also looking for volunteers to help during the asphalt and concrete project to knock on doors to clear any remaining parked cars off the streets as they are being repaved. It is helpful to have volunteers from each street who have an idea to whom the cars belong. Cars not moved will be towed at the owner's expense.

## Standards Manual Update

Unfortunately, it was discovered that one page of the Standards Manual just released in December was omitted. The website version of the Standards Manual has been updated with the missing page. For those of you who have retained your paper copy, the following page can be inserted into your copy.

3.6.6. *Security Doors:* doors are not permitted unless they are identical in appearance to the front door installed by the builder at the time of construction.

3.6.7. *Door Hardware:* The style of the door handle and lockset for the front and side door shall be as originally installed by the builder or an approved style. Front and side door hardware shall be brass. Installation of front or side door hardware of a style different than those shown below requires ARC approval.

Original style:



Other approved styles:



Door handles for the rear door shall match the eave and rake trim in color. Door handles for storm/screen doors shall be brass, black, or match the storm/screen door color.

3.6.8. *Other Door Features:* Brass kick plates not to exceed eight (8) inches in height are permitted on front and side doors. Brass door knockers of a traditional style are permitted on front and side doors.

Door bell buttons may be either brass, black or the same color as the eave and rake trim and must match the style and character of the house design. Door bell buttons should be mounted on the door trim. Door bell cameras may be either brass, black or the same color as the eave and rake trim (or a combination thereof). Door bell cameras should be mounted where the original door bell button was located.