

Spring 2020

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www.Leewood.us

Submit articles to

newsletter@leewood.us

Leewood Homeowners Association

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Trash Contractor

American Disposal

Services

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Leewood Times

Meetings during the pandemic:

Dear members of the Leewood community, due to the current on-going circumstances with COVID-19, we have been advised that where there are no immediate concerns requiring a Board Meeting, we should consider suspending meetings indefinitely. If the situation changes and the Board do need to meet, a special meeting can be called. Otherwise, the Association's Governing Documents and State legislation (Section 13.1-865 of the Virginia Nonstock Corporation Act) support actions to be taken outside of a formal meeting when approved unanimously by all Board Members. If a special meeting is required, the Board can hold the meeting virtually by adhering to the following requirements.

Major Projects:

Thankfully, under the guidance and diligence of fellow-resident and tireless volunteer, Leona Taylor, the enormous and imperative paving/concreting project was completed prior to the emergence of this situation. Other projects that are currently being worked on are the rebuild of the entrance monument at Leestone St (taken out by a wayward car!) and the ongoing and costly challenge of tree maintenance. The next major Reserves project on the horizon will be drainage improvement, however, that and smaller upkeep projects such as the power washing of the other signage throughout the property are temporarily on hold until while we remain as fiscally conservative as possible during this unpredictability.

Front and Side Yard

Members of the community have been observed to use their front yard as storage for articles such as toys, bikes, and strollers. As a reminder, under the Leewood Design and Maintenance Standards (available at Leewood.us):

6.2.5. Garden Hoses: Garden hoses, hose hangers, reels or storage boxes of any kind in front and side yards must be stored behind shrubs so they are not visible from the Common Area sidewalk.

6.2.6. Miscellaneous Items: No chairs, recycling bins, trash receptacles, bicycles, toys, debris, etc. may be placed or stored on the front porch/yard or side porch/yard.

6.2.7. Additional Restrictions: No structures, equipment, or storage is permitted outside the existing house or fence line

Assessments and Financial Operations

Assessments were due on **April 1st** and will be due on **July 1st**. As a reminder the Board approved an increase to **\$265** per quarter so that the Association can continue to fund reserves and to have sufficient funds for operating needs. The association sends accounts that are in arrears to the association attorney for collection. The homeowner is then responsible for the assessments and attorney costs.

Assessment payments should be mailed to LHOA, PO Box 105302, Atlanta, GA 30348-5302. You should have a coupon book from Sentry with your account number. You can also go to www.sentrymgt.com to set up your homeowner account and make online payments. 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).

The Board also anticipates an unavoidable financial impact from the novel coronavirus (COVID-19) pandemic – this will likely come from a combination of reduced income due to non-payment of assessments and increased expenses. The Board understands that due to business closures and forced reductions in hours and positions, some homeowners will be disadvantaged.

The Board must balance this knowledge with the realities of HOA operations: the income of the Association is assessments. These assessments pay for the legally binding, inflexible contracts that maintain operations, preserve each owner's property value, retain insurance, ensure financial compliance, pay for utilities, etc. They must be mindful when handling difficult circumstances that the percentage of delinquencies in an Association is directly related to whether potential buyers can secure a loan and the Reserve account balance is a direct reflection to buyers of the health and security of the property for sale.

Shortfalls in income can only be addressed by:

1. Reducing any expenditures that are not contracted or vital (new improvement projects, "extra" services, etc.)
2. Spending accumulated buffer funds in the Operating account (this account pays for ongoing functional operations – landscaping, trash, utilities, tree maintenance, etc.)
3. Interrupting contributions to the Reserve account (this account is the savings of the Association for major replacement projects – paving, sidewalks, etc.)
4. Borrowing from the Reserves to pay for operations – these borrowed funds must be paid back within 12 months.

These are the realities that the Board faces and it is the wish of the Board that each member understands these challenges and feel a part of these decisions, as it is the entire membership that feel the repercussions and benefits. The Board wishes to both support individuals who express need, whilst also protecting the interests of the whole community.

The Board encourage you to reach out via email or letter to Management and explain your circumstances if you are in need as a result of this situation, whether it be financial, physical or personal. The Board will consider how you might be assisted and help however possible. **To reiterate, the assessments are still due quarterly.**

Who do I contact when I need help?

Leewood's Community Association Manager is Angela Weed and she can be reached at aweed@sentrymgt.com. Email Angela for most anything Association-related and she will respond or direct your enquiry accordingly! Your Board Members can be reached by emailing board@leewood.us Your Architectural Control Committee can be reached by email arc@leewood.us All forms and general Association information can be found at www.leewood.us.

ARC (Architectural Review Committee)

As a reminder, repairs returning your home to the original builder condition are generally not subject to ARC approval. However, repairs or improvements that change the appearance must be approved by the ARC. Remember to review the Standards (available at www.Leewood.us / Architectural) when contemplating any exterior work on your house or yard. Do not rely on or copy what your neighbor has done; your neighbor may not be in compliance. When in doubt, review the Standards and call or e-mail Sentry Management for clarification.

If you are making a change or any update to the exterior of your house or yard, you should complete an Application for Exterior Home Improvement Approval or Application for Exterior Color Approval (also available on the website under ARC Forms). Submit the form(s) to arc@leewood.us.

Trash and Recycling

An important issues and topic that must be discussed is the Trash and recyclables in the community. Due to COVID-19 and the increased stay at home of members in the community, we have seen a large increase in the amount of trash and recyclables. As a reminder:

- Trash cans and recycling bins should be returned to your premises and placed out of sight by the morning of the day after pickup. Since recent weather has included strong wind, residents should retrieve their own trash cans and bins as soon as possible after trash/recycling pickup. This is to ensure that the cans/bins are not lost due to wind and preventing the cans/bin from damaging nearby cars.
- Trash should be put out in heavy duty bags or trash cans with lid. This is to deter rodents or other pests that could rummage through the trash overnight and to ensure that bags do not break during pickup.
- Appliance removal by the trash contractor (ADS) requires a special pickup, and you are responsible for the cost. You must call ADS at 703-368-0500 to arrange for payment and pickup.

- Partial and full paint cans should be taken to a Household Hazardous Waste Site. See <http://www.fairfaxcounty.gov/dpwes/trash/disphours-res.htm> for waste site disposal locations in Fairfax County.

Please stay safe during these extraordinary times.