



**To submit an article:**

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

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## REMINDERS FROM THE LEEWOOD BOARD

Written by Pat Willingham

This is the time of year when we all must be very vigilant and look out for one another as it gets dark early and we want to keep Leewood looking beautiful. In that vein be a good neighbor and keep the following in mind:

1. Turn on your front and back lights at dusk. It can be very dark coming home late in our community.
2. When walking your pet please remember to pick up poop. This is especially important in the common areas that front the homes of some our neighbors. This is not a job your neighbor should have to be responsible for.
3. On trash days, remember to take in your recycling bins and trash cans once trash collections have taken place. If you are late putting out your trash, please take a look around and see if trash has already been picked up. If it has, please do not just leave it out for everyone to have to look at. These items when left unattended make the community look unsightly. Also, tricycles, bikes, infant strollers, toys, etc. should not be stored in front yards or on porches.
4. Remember, our common areas are for everyone, be mindful of dumping leaves and other refuse in them.
5. Should we have snow fall this winter, help keep us all free of sprained ankles and broken limbs by shoveling your front walk and walks in common areas.

Lastly, I can't wait for the weather to break, I miss seeing my neighbors and sharing a pleasant word with you. So, have a wonderful winter, stay safe and wait for spring.

## LEEWOOD HOMEOWNERS ASSOCIATION CONTRACTORS

Contact the Board first, not the contractors

Leewood has two major contracts: one with the grounds and maintenance company (Shenandoah) and one with the trash removal company (ADS). These are signed, legal contracts with expiration dates and provisions to deal with issues and complaints about their service. Individual contracts are handled separately for items such as tree removal, street repair, etc.

To avoid confusion, homeowners should contact a Board member or the Grounds and Maintenance Chair if there are issues with contractors. The Board can then assess the situation and deal with the contractor under the terms of the contract.

Calls from individual homeowners to our contractors confuse situations. These calls are brought to the Board's attention by the contractor since they cannot act on individual calls from homeowners. The contractors have been requested to refer homeowners back to the Board when they receive calls.

We appreciate your cooperation in making sure that our contracts run smoothly and the Board will make all efforts to ensure that we are receiving the services for which we are paying.

### LEAF REMOVAL

Our grounds and maintenance contract calls for two leaf removals in the Fall and one clean-up in the Spring. The contractor usually does the first removal after a good portion of the leaves have fallen. To date we have had the two Fall removals and most of the leaves have been removed. There are still a few trees that continue to shed, so it would be a plus if individuals would take a few moments to assist with clean up where possible, bagging and putting out the bags on the designated trash pick-up day.



## Can We Have Two Reserved Spots?

Over the past months the topic of parking has surfaced and several homeowners have asked if it would be possible to assign two parking spaces per residence. The Board contacted our attorney for assistance in determining if this was possible and the reply is as follows:



“A resolution cannot be cited to overrule the use of all of the Common Area granted in Article V, Section 5 of the recorded Declaration. Section 5 only creates one exception and that is for the assignment of a maximum of one reserved parking space. The construction of this language has been based on the Virginia Supreme Court’s decision in 2004”.

So with this in mind, as the current Leewood Declarations stands, we will remain with the above mentioned assignment of one space per unit. We are asking that residents **be considerate** of their neighbors when parking vehicles. Using your reserved space at all times will allow others to park in the non-marked spaces. Remember storing your extra vehicles in the community is not allowed as it meets the definition of an abandoned vehicle and can be subject to removal.

## ARC NEWS

(Architectural review Committee)

The ARC will be doing a spring walk-through beginning in **late March**. Because our homes are aging, some of the items that need attention include but are not limited to railings (paint & repair), walks (uneven or sinking), broken light fixtures ( must be brass or black of colonial design), painting of all non-brick parts of houses (same color as currently painted), general clean-up of planting beds replacing old or dead shrubs, deteriorating fences. Each homeowner should carefully inspect their home and begin work on any problem areas before receiving a letter from ARC.

Remember, any changes you want to make to the outside of your home must be submitted to the ARC and approved before you can make them.

## 2013 ANNUAL MEETING NOTICE

Mark your calendars for **MARCH 12, 2013**. The annual meeting will be held Phillips School at 7010 Braddock Road at 8:00 pm.

There are two vacancies that we will need to fill on the board of directors. Please consider nominating yourself or a neighbor to fill these positions. Look for the annual meeting packet in the second half of February in your mail.

### Notable 2013 Dates – *Time to Mark your Calendars*

**Valentine's Day** – Thursday, February 14<sup>th</sup>  
**President's Day** - Monday, February 18<sup>th</sup>  
**Daylight Saving Time starts**- Sunday March 10<sup>th</sup>  
**Leewood Homeowners Annual Meeting** - Tuesday, March 12<sup>th</sup>  
**St. Patrick's Day**- Sunday, March 17<sup>th</sup>  
**Easter** - Sunday, March 31<sup>st</sup>  
**Mothers Day** - Sunday, May 12<sup>th</sup>  
**Memorial Day** - Monday, May 27<sup>th</sup>  
**Father's Day** - Sunday, June 16<sup>th</sup>  
**Independence Day** – Thursday, July 4<sup>th</sup>  
**Leewood's 5<sup>th</sup> Annual National Night Out** - Tuesday, August 6<sup>th</sup>  
*(tentative date)*  
**Labor Day** - Monday, September 2<sup>nd</sup>  
**Columbus Day** - Monday, October 14<sup>th</sup>  
**Halloween** - Thursday, October 31<sup>st</sup>  
**Daylight Savings Time Ends** - Sunday, November 3<sup>rd</sup>  
**Veteran's Day** - Monday, November 11<sup>th</sup>  
**Thanksgiving** - Thursday, November 28<sup>th</sup>  
**Christmas** - Wednesday, December 25<sup>th</sup>

### Leewood Homeowners Association

P.O. Box 1421  
Springfield, VA 22151

#### Our Board

President –  
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Treasurer –  
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**Kevin Laugherty**

Entire board email:  
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Leewood's Official Website!  
[www.leewood.us](http://www.leewood.us)

