



August 2024 Newsletter

Leewood Forest Homes Association

Leewood Forest Drive

Springfield, Virginia 22151

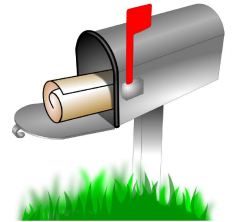
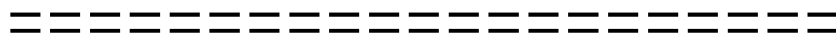
leewoodforest@yahoo.com

nvm@northernvirginiamanagement.com



School is Open for 2024-25!

Please drive slowly on Leewood Forest Drive and be aware of our young learners who are carefully crossing streets and waiting for the bus each morning and afternoon.



New Mailboxes Coming Soon!

The LFHA board has received quotes from several vendors & will be making a decision about the design and installation of our long awaited mailbox project. Look for more details this fall.

ARCHITECTURAL STANDARDS & REVIEW

Northern Virginia Management conducted architectural inspections in April of 2024 and will be doing the follow up walk-through this fall. If you received a letter requiring a change or upgrade/update to your home, please ensure that your home is in compliance as soon as possible, so that you will not face any fines or additional infractions.



Additionally, if you have noticed a home that is out of compliance with architectural guidelines, please email leewoodforest@yahoo.com. This information will be noted and added to our next inspection records. It is our common goal and up to all homeowners to ensure that each home is in compliance with bylaws and architectural guidelines to protect the value of all of our homes and the aesthetic of our community.

Important Things to Remember

- All paint colors must be approved LFHA colors in the colonial palette.
- Front landscaping should be trimmed and fresh. Excessive holiday and lawn ornaments are not allowed.
- Lighting fixtures must be colonial or carriage style in brass or black. No flood or spot lights.
- Window shutters should be secured to your home and all front facing windows must have white grids.
- All toys, bikes, construction equipment should be kept within fences -not in front yards or behind fences.
- Front steps and walkways should be cement or brick - no interior tile allowed for safety and aesthetic.
- Powerwash rain gutters, fences, and siding regularly.

If you have questions or wish to report something NVM may have missed, please email LFHA.



Neighborhood Watch

Over the summer, several cars were broken into. Please keep your eyes open for suspicious activity. As fall is quickly approaching and the days grow shorter, please consider putting your front porch light on a timer, so that our community sidewalks and parking areas are well-lit at night. Thank you to the owners who already keep a neighborly welcome light on each night!

PARKING REMINDERS

If your vehicle is towed, contact Dominion Towing (703) 339-2400.



Thank you to all homeowners who ensured that their vehicles have the new parking tags hanging and that your automobiles are current with safety inspections and license plates. We had very few towing reports this quarter!

- All vehicles parked in LFHA parking lots must display a 2024 valid parking tag at all times.
- There is ONE permanently assigned parking space per unit marked “reserved” and assigned by number to each unit. If you do not know the number of the reserved parking space for your home, please contact NVM at nvm@northernvirginiamanagement.com
- Do not allow visitors to park in reserved spaces other than the one assigned to your unit. They risk being towed.
- All vehicles parked on LFHA parking lots must have valid safety inspection and state registration decals on the windshield and license plates; they must be in operable condition. Vehicles with expired registrations will be towed.
- Commercial vehicles are not allowed in LFHA parking lots and risk being towed.



Parking Commercial Vehicles on Leewood Forest Drive is against Fairfax County Code 82-5-7

“It is illegal to park any commercial vehicle, trailer, or semi-trailer on or adjacent to roads in residentially zoned areas.”

Trash & Recycling

Thank you to all residents who are using black trash bags. Research shows that using black trash bags is another way to reduce rodents and birds ripping open the trash bags.



Trash Collection: Monday and Thursday Mornings

Recycling Collection: Wednesday Morning

- Do not place trash and recycling out until the morning of pick-up.
- If your trash must be put out the night before, it must be in a trash can/container.
- Be mindful of weather on trash recycling days. If it is windy, please secure items, so they don't blow all around.
- No food or trash bags should be left out in backyards. This invites rodents with disease.
- **PLEASE DO NOT LEAVE FOOD OUT FOR ANIMALS! We have had an uprising in the rodent population.**



For large items, please call **Republic Services** at 703-818-8222. Pickup must be arranged prior to placing any discarded material outside.



Leewood Forest Homes Association Needs You!

Our board meets once a month, generally on the 4th Thursday of the month and our meetings are held online. Do you have time to join the board or help with special projects? Please consider and email leewoodforest@yahoo.com

Be on the lookout for information regarding the ANNUAL MEETING that will be held in the FALL of 2024!

This newsletter does not replace or substitute the By-Laws, Covenants or Architectural Guidelines of Leewood Forest Homes Association. Residents are required to adhere to all the regulations contained in those documents.