

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES  
Board Meeting January 12, 2011

The January LMCA board Meeting was held on Wednesday, January 12th, at the home of Dan Aminoff, 6360 Brampton Court. Members Present: Dan Aminoff (President), Delia Riso, Joel Kaplan, Linda Carter, and Bill Gaffney. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Heather McGhee (Secretary). Homeowners present: Simon Bennett, Noreen Hagerty-Ford, Bill Evans, Chris Dale, Norm Taylor, Estella Laguna and Tom Craig. Absent was Loren Scieurba (Vice President) and Bill Menzies. Dan convened the meeting at 7:02 p.m.

**Secretary's Report**

Heather reported that she was working on updating both the directory and the vehicle decal spreadsheet and would soon be contacting those residents who don't have the proper Landmark Mews decals for their vehicles. She then asked if everyone had gone over the minutes.

*Joel Kaplan moved to approve the minutes. Bill Gaffney seconded. Approved 5-0, Absent 2*

**President's Report**

Dan started by saying that the pre-treatment had significantly helped with the melting of the snow and ice on the sidewalks. He also noted that the streets are clearing up much earlier than before. He asked for volunteers to help clear the snow from the areas around the mailboxes. Roger said that LM had the option of asking Valley Crest to help with the mailbox areas, but wasn't sure if it was worth the price. Dan asked Heather to place a note in the Mews News asking that residents assist with the cleaning up of the mailbox areas. Dan then reported that the digitizing of the records had been completed and are now stored on an FTP site. He then moved on to discuss the ongoing issue of residents not picking up their pet waste. Linda suggested that possibly the culprits were hired dog walkers and not residents, but regardless, the issue needed to be addressed. Noreen suggested that by placing reminder signs and by providing pet waste bags, the problem might be reduced. Heather will place a notice in the Mews News reminding residents to clean up after their pets.

**Financial Report**

Marty McDonald started by reporting that the cost for the digitizing of the records was \$1,290. He continued by saying the bad debt accumulation for 2011 was \$1,800 and the total net income for the year was \$20,000 - \$25,000. After paying all bills for 2010 there was about \$37,000 left in the checking account so he was going to look into purchasing a new CD from Virginia Commerce bank. He then said that there was close to \$400,000 in the capital reserves.

Marty then moved on to update everyone on the status of the reserve study. He explained that he had sent out six letters to various firms who might be able to conduct the reserve study. He then asked for volunteers to help him evaluate the proposals that come in from these various companies and Simon Bennet and Bill Gaffney volunteered. Marty continued by saying that he was concerned that only two of the six companies would have the engineering expertise that is needed for the study.

## **Property Report**

Roger began by saying that he and Dan would be taking a walk through the community in order to get ideas as to what projects need to be taken on in 2011 and encouraged all Board members to join them. He then went on to list some projects that needed to be completed. The projects include: tree trimming in the alleys of Chaucer View Circle, minor wall repairs, beautification of the berm, light work throughout the community, beautification of the Manchester Way entrance and tree replacements in the cul de sac on Stevenson. He then reported that most of the items that had been included on the report the Landscape Committee provided had been completed. He thanked Estella and Simon for their work on the report.

## **Garage Sale Survey**

Dan reported that there were 52 responses to the garage sale survey and that there was no clear consensus either way based on the responses. Based on the results, Dan suggested setting up certain rules with regard to the garage sales by individual owners on their property. Noreen disagreed with the interpretation of the results and stated that based on the number of respondents, she believed the consensus of the community was to not allow yard sales. Delia pointed out that 96 people did not respond to the survey, so she believed that means they don't care either way and that should be included in the final results. Estella agreed with Delia. Dan would like the issue brought to a close and agreed that those who didn't respond obviously don't feel strongly either way about yard sales and for that reason he would like to allow them, but to impose rules and regulations so they don't get out of hand. Noreen disagreed and said that allowing yard sales creates a negative impression of the neighborhood and is strongly against allowing them. Tom Craig agreed with Dan's idea to impose restrictions, but to allow the yard sales. The Board modified Dan's proposal from saying that yard sales can take place any day of the week to only being allowed on Saturday's and Sunday's. In addition, the time items were allowed to stay out was extended from 5:00pm to 6:00pm. Norm Taylor said that with these restrictions, there shouldn't be any problems and Dan said that by encouraging community yard sales, the number of individual yard sales would be decreased.

*Joel Kaplan moved to approve the allowing of yard sales as long they adhered to the rules set forth by the Board which include notifying the Secretary no less than 15 days prior to the garage sale indicating the hours and a certification that the homeowner will abide by the parking restrictions and the rules adopted by the Board. Delia Riso seconded. Approved 5-0. Absent 2*

## **Covenants Committee**

In the absence of Bill Evinger, Dan reported that there was an enforcement issue that needed the Board's attention. He continued by saying that there is a situation with homeowner where they are no longer living in the home, it is up for sale, they have refused to pay homeowner dues for the past several months, and a 30 day demand letter has been sent to the homeowner and the question was whether Landmark Mews should proceed with a lien on the home.

*Joel Kaplan moved to initiate a lien. Bill Gaffney seconded. Approved 5-0. Absent 2.*

## **Other Business**

Linda said that she had received several complaints from residents about speeding throughout the community. Heather will place a reminder in the Mews News for residents to be mindful of the speed limit.

## **Executive Session**

As policy is not discussed in executive session, Dan closed discussion and the Board entered executive session.

*Linda Carter moved to enter executive session. Bill Gaffney seconded the motion. Approved 5-0, Absent 2*

At the conclusion of the executive session, the Board reconvened in public session, as required by the Property Owner's Association Act.

There being no further business, Bill Gaffney moved that the meeting be adjourned, and it was seconded by Joel Kaplan so the meeting was adjourned at 8:35 p.m.

The Board's next meeting will be Wednesday February 9, at Bill Gaffney's home, 6317 Manchester Way, beginning at 7:00 p.m.

Respectfully submitted,  
Heather McGhee  
Secretary, LMCA