

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting June 15, 2011

The June LMCA board Meeting was held on Wednesday, June 15th at Samuel Tucker Elementary School. Members Present: Dan Aminoff (President), Linda Carter, Bill Menzies, Delia Riso and Bill Gaffney. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Heather McGhee (Secretary). Also in attendance were several homeowners. Absent were Loren Scieurba (Vice President) and Joel Kaplan. Dan convened the meeting at 7:10 p.m.

Secretary's Report

Heather said she had nothing to report and asked if everyone had gone over the minutes.

Linda Carter moved to approve the minutes. Delia Riso seconded. Approved 5-0, Absent 2

President's Report

Dan reported that the spring inspections were done and that everyone should have received their letters. He then said that several projects had been completed since the last meeting including power washing, staining, debris clean up, and that the next phase would be the beautification of the Mews. He finished by reporting that Rolling Thunder was a huge success. Dan then introduced Ben Ginnetti of PM+ who gave the attendees a brief summary of the Reserve Analysis he had conducted. All in all Ben reported that Landmark Mews was an extremely well maintained property and that that he didn't see any area in which the community was vulnerable.

HOT Lane Task Force* Report

Dan began by explaining that VDOT appears to be planning to merge HOT lane traffic into I-395 alongside Stevenson Avenue by building a transition ramp north of the Edsall Road interchange which would re-direct all vehicles that don't contain at least three passengers to be dumped out before the Duke Street exit, which is already a traffic nightmare. In addition, the construction of the ramp, which would be directly outside some homeowners' windows, could also result in the loss of Stevenson Avenue altogether, which is one of only two access routes to the community. He continued by saying that the task force was put together to come up with the best strategy to fight this project and that they had a walkthrough and meeting with VDOT on May 26th, but were told that there was no definite plan, and that there would be a formal presentation in September. Dan explained that they wanted to come up with an alternative prior to September so that it might be included with VDOT's September presentation. Linda asked whether other communities would be joining with Landmark Mews and Dan said that yes, Overlook and Lincolnia Park would also be affected, but that he would prefer to approach this alone because at some point our interests may divide. He continued by saying that if need be, litigation could be a possibility and in that regard, the task force

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had been interviewing a couple law firms, and that there are funds available in the legal reserve to cover any associated costs.

Financial Report

Marty started by saying that the only unusual expense for the month of May was the \$4,100 paid to PM+ for the reserve study. He continued by saying that there was currently \$75,000 in ING CD's and that the savings account was paying as good as the CD's. Marty then said that there was \$60,000 in the Wachovia checking account but that it doesn't earn very much, so he was going to pick up another \$25,000 CD.

Dan tasked the Board members to be thinking about whether they would like to proceed with the patching and sealing of the roads or to go with the complete overlay of the pavement which would obviously be at a higher cost. Marty then asked whether a decision had been made regarding the movement of funds between the restricted and unrestricted reserves and Dan asked the Board to go over the reserve study and that an email vote would follow.

Property Report

Roger reported that about 121 hours of work, at \$30 per hour, had been put into the maintenance, spring cleaning, power washing, painting and clearing of bramble since the last meeting. Bill Gaffney praised the work of Reuben and wondered whether there should be an increase of funds authorized from the \$2,500 approved at the previous meeting. Roger said that he had already used the \$2,500 and had spent a total of about \$3,500 and asked for more funds to complete the work.

Linda Carter moved to approve an additional \$2,500 for the maintenance work. Delia Riso seconded. Approved 5-0, Absent 2

Roger then moved on and reported that of the 70 items on the Landscape Advisory Committee's he had taken action on all that he could. He then went on to discuss the upcoming project involving the pruning of trees in the alley behind Bill Menzies' home.

Covenants Committee

Bill Evinger reported that there was no pending requests and that the spring inspections had gone well. He continued by saying that he would provide a summary of the inspections at the July meeting and that, all in all, the community was in good shape and that the response from the inspections seemed to be a positive one.

Other Business

Bill G. and Roger both brought up the topic of getting the renters in the community more involved and informed. Linda agreed and it was suggested that perhaps a hospitality committee should be formed to welcome newcomers to the community.

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There being no further business, Delia Riso moved that the meeting be adjourned, and it was seconded by Bill Menzies, so the meeting was adjourned at 9:10 p.m.

The Board's next meeting will be Wednesday July 13th, at Delia Riso's home, 6269 Chaucer View Circle at 7:00 p.m.

Respectfully submitted,
Heather McGhee
Secretary, LMCA

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