

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting October 12, 2011

The October LMCA board Meeting was held on Wednesday, October 12th at the home of Linda Carter, 6304 Chaucer View Circle. Members Present: Dan Aminoff (President, via phone for first half of the meeting), Joel Kaplan, Loren Scieurba (Vice President), Linda Carter and Bill Gaffney. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), Bill Evinger (Covenants Chair), and Heather McGhee (Secretary). Also in attendance were homeowners Bill Evans, Simon Bennett, and Chris Dale. Absent were Delia Riso and Bill Menzies. Loren convened the meeting at 7:00 p.m.

Secretary's Report

Heather asked if everyone had reviewed the minutes.

Joel Kaplan moved to approve the September minutes. Bill Gaffney seconded. Approved 5-0, Absent 2 (Dan voted via phone)

President's Report

Dan started by thanking all the residents for their patience during the road project. He then offered a special note of thanks to Roger and Joel for all their hard work and Loren added his thanks to Dan for taking on this project and noted that it's the largest project ever taken on my Landmark Mews.

Financial Report

Marty started by saying that he had cashed in a CD from Alliance Back and renewed two other CD's. He also made the first insurance payment, and paid Bill Hines for his project manager work done on the re-paving and re-milling project. He then reported that another CD will be due on November 19th of next month.

Marty then moved on to discuss the proposed 2012 budget. He explained that since the September meeting he had adjusted the monthly interest income to \$180 per month. Linda asked about the possibility of moving money from the unrestricted reserve to restricted to compensate for the large sum spent on the road project and Loren responded that we had previously discussed that topic and had decided against it. Being that the total bill of the road work was not known yet it was decided to table any further discussion on this topic until a later meeting.

Bill Gaffney moved to approve the 2012 budget as is. Linda Carter seconded. Approved 4-0, Absent 3

Property Report

Roger started by saying that there had been 17 requests for work done to resident's driveways as part of the re-milling and re-paving project and that there had been no

complaints from homeowners who had their driveways worked on. He then reported that Tysons had removed the stump from Chaucer View Circle and that based on the Board's approval at the September meeting he had spent \$74.50 on pizza for the workers, who greatly appreciated the token of thanks. He then brought up the ticketing process and asked for a clarification as to the chain of events. It was stated upon receipt of the ticket, a resident has 14 days to notify the Board as to whether they choose to contest the violation. If a hearing is requested, the resident will receive at least 14 days notice as to the date of the hearing, which will be held in accordance with the next regularly scheduled Board meeting, or the one after if the next one is within the 14 day period. If no request is received by the Board within the 14 day period then the resident has waived their right to a hearing at the penalty is deemed final and will be added to the residents next month's homeowners dues. Non-payment in a timely manner will result in failure to pay dues and late payment fees and interest may be charged.

Roger then moved on to ask for \$2,300 for two new projects related to downspouts and sump pumps.

Bill Gaffney moved to approve the \$2,300 for projects. Approved 3-0, Absent 2, Abstain 1

Roger then brought up that with the work done to the roads, the previous problem areas containing standing water were significantly improved. He then stated that he was currently looking at bids from Valleycrest and Brickman in regards to some upcoming landscaping projects.

Next, he brought up the topic of replacing ballasts throughout the community. He reminded everyone that it had been previously decided that safety would trump the cost since the ballasts were more expensive but also provide longer and better lighting for the community, but because the costs for the ballasts are getting higher, the issue might need to be revisited. He then asked about the possibility of starting a campaign asking homeowners to keep their outside lights on. Loren then added that a similar campaign had been tried previously with very little success. Loren asked about the possibility of buying the ballasts in bulk now and stockpiling them until they're needed. Roger will look into the cost and report back at the next meeting.

Lastly, Roger brought up the fact that the towing company, Commonwealth Towing, that Landmark Mews had a contract with has since gone out of business and asked about establishing Henry Towing as the new towing company of the community. Because the towing company works on an on call basis, it isn't necessary for a Board vote since there is no cost soaked up by Landmark Mews.

Covenants Committee

Bill Evinger stated that he wished to re-visit the request to modify process at a future meeting and that residents with outstanding issues would be receiving their letters shortly.

Other Business

Loren reminded everyone that the Annual Meeting will take place on October 20th @ 8:00pm at Samuel Tucker Elementary School.

Bill Evans remarked on how much improved the roads were after the re-milling and re-paving project had been completed but asked about lack of conformity in regards to the sidewalks and also asked about areas that are still cracked or crumbled. Roger explained that the white hue of some of the sidewalks was caused by a wash that will fade with time and that unfortunately yes, some areas were missed.

The speed bumps were also brought up and it was noted that they are larger than before, and will be painted yellow shortly.

There being no further business, Linda Carter moved that the meeting be adjourned, and it was seconded by Joel Kaplan, so the meeting was adjourned at 8:12 p.m.

The Board's Annual Meeting will be Thursday, October 20th, at Samuel Tucker Elementary School, and the next regularly scheduled monthly meeting will be on November 9th at Bill Menzies home, 6313 Chaucer Lane at 7:00 p.m.

Respectfully submitted,

Heather McGhee

Secretary, LMCA