

# Mews News

## The monthly newsletter of the Landmark Mews Community Association

March 2013

For Board meeting dates & locations, minutes & reports, governing documents, architectural standards, community news, residents directory, and other important information, log on to [www.landmarkmews.com](http://www.landmarkmews.com).

---

### **Board of Directors:**

President: Jerry Putman

Jerry.putman@cox.net

Vice President: Charles Cureton

charles.h.cureton.civ@mail.mil

### **Members:**

Linda Carter: carterxoxo@cox.net

Joel Kaplan: superjk2010@gmail.com

Tom Craig: tom.craig85@gmail.com

Bill Gaffney: bgaffney86@cox.net

Maria Santos: mariamsantos@yahoo.com

**Interim Treasurer:** Chris Dale

LMtreasurer@cox.net

**Secretary/Mews News:** Heather McGhee

secretary@landmarkmews.com

**Property Manager:** Roger Casalengo

rocky6325@aol.com

**Mews Webmaster:** Heather McGhee

secretary@landmarkmews.com

**Covenants Committee:** Bill Evinger, Dick

Fiske, Mecky Putman, Simon Bennett, Suzann

Evinger, Michael Davids, Brian Koechel

Convenants4LMCA@cox.net

---

## **PRESIDENT'S MESSAGE**

On 7 March 2013, the LMCA Board of Directors conducted a special board meeting, which was open to all homeowners. The purpose of this special board meeting was to adopt a resolution authorizing final contract negotiation for financial management with Select Community Services (SCS).

On 8 March, a meeting was held at the Chantilly offices of SCS, which initiated the transition process with an effective contract date of 1 May 2013. Included in this discussion was how homeowners would be billed, late payment policies and the payment of vendors/contractors.

On approximately 15 April, all homeowners will receive a welcome letter from SCS, detailing the payment process and procedures to be followed ensuring all homeowner dues are processed accurately and in a timely manner. New billing procedures are effective May 2013.

Please ensure that you read and complete the enclosed form with your homeowner dues statement as it has essential information that you MUST complete and return by 10 April 2013.

The LMCA Board is excited with the opportunity to team with SCS, a known, quality professional/financial management organization.

### **FINANCIAL REPORT**

Chris reported that community expenditures for February 2013 were in line with the budget.

### **PROPERTY MANAGER'S REPORT**

Roger reported that he was investigating the possibility of improving security by placing cipher locks on all the access gates into LM.

### **COVENANTS' REPORT**

Bill reported that there would be an architectural review and that his committee would begin its review this month. The spring inspections would begin in late March/early April with reports going out to the homeowners in May. For an updated list of requests to modify, homeowners are asked to check the website. Finally, Bill reminded everyone that his new Covenants' e-mail is: Covenants4LMCA@cox.net

### **COMPLAINT OF THE MONTH**

It's official, residents and homeowners! The number one complaint this month is trash in the Mews. There have been letters, e-mails and even phone calls complaining about trash being blown everywhere because it is not secured adequately in the trash bins. The attached pictures were received from a very upset homeowner who stated he/she spent about an hour clearing trash from his/her driveway and yard.

Some believe it is the responsibility of the Property manager to collect wind-blown trash in the community. Let's be realistic about this. It is the resident's responsibility to properly secure the trash on recycling/trash days. The problem is exacerbated when residents place their trash on the curb the night before trash pick-up as evidenced by the large amount of recyclables blown around the neighbourhood, particularly on Cottingham Place early a.m. of 14 March. One resident suggested we hire someone to pick up the wind-blown trash on recycling days. The costs could be added to our homeowner dues. I am very confident the plan would not be well received by the community.

The bottom line of all of this is simple: PROPERLY SECURE your trash on recycling days. It can't be that hard.

### **OUTSIDE DISCONNECT BOX FIRE HAZARD**

I reported events, by e-mail, concerning a fire that occurred on 6 March 2013 in the outside disconnect box of the townhouse of Tracy Patillo, 6323 Manchester Way. Kolb Electric has since conducted inspections of 12 LMCA townhomes, at a cost of \$78 per home and reported that no discrepancies were found in these boxes. Two other homeowners, Brenda Johnson (6366 Brampton Ct.) and Rick Felling (6330 Manchester Way) reported similar situations occurring in their homes within the past 6 -8 years.

Our Covenants Chair, Bill Evinger, contacted Fisher Electric, who have offered to inspect the outside and inside boxes for possible electrical problems for \$58 (minimum of 10 homes), provided the homeowner is at home on the day of the inspection so that the contractor can gain access to the basement panel. If you are interested in this special offer, please contact Bill Evinger ([warrrior98@cox.net](mailto:warrrior98@cox.net)). Bill will coordinate with Fisher Electric and you will be contacted when a date is set.

### **PARKING RESTRICTIONS ON STULTZ ROAD AND STEVENSON AVE.**

I want to ensure that our residents are aware of the efforts of one of our Board members and residents to improve the parking situation on the above named streets. Since July 2012, Maria Santos has worked with the City of Alexandria Department of Transportation & Environmental Services to limit unauthorized parking on these roads. Additionally, Maria has requested that the speed limit be reduced on Stultz Road, with vehicles going to and coming from the Watergate Community. Maria requested speed tables/humps in both directions and if that was not possible, she requested a crosswalk at the main entrance of Landmark Mews where Chaucer Lane intersects at Stultz Road. She made the point that parents with small children or people with their dogs who cross the street to go to the park need the speed humps because of speeding cars. Additionally, Mews residents exiting or entering find it very difficult for the same reason.

On 14 March, Maria received a response from the City of Alexandria, indicating that speed tables/humps would not be constructed, simply because of speeding motorists or the sheer volume of traffic.

The City of Alexandria has decided to include this roadway in their design plan for this summer. Stevenson Avenue is on the paving list and “traffic calming” on Stultz Road has been included in the design contract. A mid-block crosswalk with “Yield to Pedestrians” could be an option. The main issue with installing a crosswalk is that ADA- accessible ramps can sometimes be costly, depending on utilities. The City will let us know when they start commenting on design proposals and plan to implement this sometime during the summer, concurrent with the markings on Stevenson Ave., once the road is repaved.

### **MEWS NEWS E-DISTRIBUTION**

The LMCA Board is considering not only posting the Mews News to the Landmark Mews website (except for those homeowners who wish to receive a paper copy) but also sending it via e-mail to eliminate postage and printing costs. If you would still like a paper copy, please let the Property manager know at: [rocky6325@aol.com](mailto:rocky6325@aol.com).

### **STREET LIGHTING**

The Board has authorized the Property manager to solicit proposals to increase the candle power of the current pole lighting on the streets and walkways. Companies submitting proposals will be asked to install a sample light so that residents can observe and report their comments to Board members. The locations of the sample light will be announced in the President’s e-mail.

## **NEIGHBOURHOOD WATCH PROGRAM**

In 2009, our attorney Rees Broome drafted a charter agreement for the neighbourhood watch program. At the time, the opinion was that the charter would act as a limitation of liability because it provided very specific constraints on the powers of the committee. Due to the recent actions/activities in other communities, the general consensus now is that the charter should be revoked and that any neighbourhood watch is formed outside of the community association so there is no ability to try the association for any acts of an individual who oversteps their boundaries.

At the 13 March 2013 Board meeting, the LMCA Board of Directors voted to revoke the charter for the reasons outlined by outside counsel. All Neighbourhood watch signage will be removed from the community and the watch program will be discontinued effective immediately. The LMCA Board of Directors wishes to express our deep appreciation and thanks to our Committee Chairman, Joel Kaplan, for his extraordinary efforts in supporting this program during the past 4 years.

Please be considerate to your neighbours when putting out your recycling and trash.

The photos show what can happen on a windy day when recycling isn't secured in the crates and when crows tear into trash bags. Use heavy-duty black bags that are more resistant to tears. It's no fun (and smelly) to clean up someone else's trash/recycling once it is all over the streets of Landmark Mews. Please help keep the Mews looking nice and clean by doing your bit and securing your trash/recycling.



Please keep Landmark Mews informed about your current contact information. Please use the form below to update your contact information. As we may not have your most current details, we ask that all owners and residents complete the attached form and return it with your next homeowner dues payment. Alternatively, you may e-mail Roger Casalengo (Property Manager) at: [rocky6325@aol.com](mailto:rocky6325@aol.com)

Thank you for your cooperation in helping us maintain an up to date database.

Name (s):

Property address:

Mailing address:City:

State:code:

e-mail:

If you haven't got a Landmark Mews parking decal, please let us have the following:

Make of car:

Model:

Year & colour:

Licence number: