

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting January 9, 2008

The January LMCA Board Meeting was held on Wednesday, January 9th, at the home of Bruce Wood, 6362 Brampton Court. Members present: President Bruce Wood, Vice President Loren Scieurba, Bill Gaffney, Brenda Johnson, and Delia Riso. Absent: Don Washington and Jason Bachelor. Also present: Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Wayne Brewer, Co-Chair of the Covenants Committee. Homeowners present: Bill Evans, Chris Dale, and Simon Bennett.

President Bruce Wood convened the meeting at 7:30 p.m. and welcomed new Board member, Bill Gaffney.

The minutes of the December 12, 2007 meeting were approved.

Covenants Committee Report

Covenants Committee Co-Chairman Wayne Brewer reported he had contacted Mason District Supervisor Penny Gross's office regarding the restricted parking suggestion discussed at the December meeting. Procedures for public-street parking do not all apply to parking in a townhouse development. Imposing restricted parking on Landmark Mews Drive particularly will be a long process in that three communities are involved. Roger had further information, which he provided during his report as property manager (see below).

Spring covenants inspection is being planned for March. Wayne will be meeting shortly with the rest of the Committee to organize.

Financial Report

Treasurer Marty McDonald submitted the monthly financial report (filed with minutes). He is preparing the books for turnover to the auditor the first of February and states that all 2007 accounts need to be closed. Marty suggested withdrawing the Wachovia savings account and buying a 6 month CD from ING, which is paying 4.7%, a significantly greater return than the savings account earns. The board unanimously concurred.

Brenda inquired about the Mews lighting bill being high (see December minutes). She reported that she has observed lights staying on all day. Marty added he had noticed today that the lights on the berm and at the end of Brampton Court were on all day.

Property Report

Roger began by stating that he has not seen lights remaining on and doesn't think there is a problem with the sensors. No ballasts are broken. One reason the lights may stay on is that the sensor is blocked or in shade. Bruce asked Roger to check the sensors again.

Roger obtained guidance applying to the restricted parking designated streets and reported that it is a convoluted process. He has detailed instructions and forms. The process will involve fees per homeowner and all communities having access to the street must approve restricted parking. The

first step requires the board to thoroughly discuss and define their objective. While restricted parking will allow police to ticket and/or tow unauthorized vehicles, it is not their normal practice to take any action during routine patrols - they must be called by a resident.

Bruce pointed out that the approval process for townhouse developments might not be the same as for homes outside of an HOA-regulated community. Wayne will follow up.

Roger reported he called AAA Trash Removal because they did not pick up the Christmas trees as scheduled. Although the holiday trash and recycle schedule was published in the Mews News, a great many residents put their bags and bins out at the wrong time.

Roger called animal control regarding two deer that have been living on the berm, one of which appeared to be injured.

The sump pump at 6318 Manchester Way (Marty McDonald's home) is emptying a great amount of water onto the street that does not flow into a drain sewer. The water stays on the street, which creates a safety hazard as it freezes. Roger proposed re-routing it to the end of the property so it will exit under the wall, onto Stevenson Avenue, where it will drain to a sewer. Roger asked for approval for the project, with the cost to be paid for by the LMCA. He cited as precedent that LMCA has paid for drainage projects once the homeowner has paid to extend the drainage line to the street. This has been the case for 70 homes in Landmark Mews, including homes backing to the berm and on Brampton Court.

Bill Gaffney recommended approval, pending Roger advising the Board of the cost. Loren Sciorba seconded. Approved: 5 Absent: 2

6309 Manchester Way (Loren Sciorba's home), an end unit, needs regrading because of a water drainage issue. Roger will be following up.

Brenda is working on a spreadsheet of projects for the year and asked Roger to keep her informed of anticipated projects that are not currently listed on the spreadsheet that she distributed at the meeting.

2008 Goals and Objectives

Bruce presented the draft Goals & Objectives for 2008, which include protecting the financial integrity of the Association, completing review of the architectural standards, approving (and gaining community ratification of) amendments to the governing documents, adoption of a plan to enhance Mews security, and implementing the Board's 2008 landscape and infrastructure improvement plan. Bruce briefed the Board on the lack of response from the solicitation of homeowners views and suggestions regarding the architectural standards. Paul Edgell is preparing a notice for the January *Mews News* that will give homeowners to February to share their opinions.

With respect to revisions of the governing documents, a task force headed by Paul Edgell last year (including Bruce and Loren) had submitted recommendations to the Board which the Board discussed but did not vote on. Those recommendations would be reviewed again and submitted

to the Board for approval. However, the Articles of Incorporation require 100 owners to approve a change in the Articles, effectively requiring 100 to approve changes in the Declaration of Covenants and the By-Laws.

Bruce noted the Board will need to develop a strategy for winning ratification.

*Bruce moved to adopt the 2008 Goals and Objectives. Brenda seconded the motion. Approved: 5
Absent: 2*

Security

Bruce reviewed the security plan memorandum circulated to the Board (filed with minutes) prior to the meeting.. The 2-page memorandum covers steps for increasing Landmark Mews security. The suggestions include hiring an off-duty police officer through the Franconia District police station, exploring the cost of gating the community, implementing a Neighborhood Watch program, and designating our perimeter streets as special parking district.

Bruce reported he had asked Jason to identify sources of expertise regarding constructing gates/fencing around the community and stated that the Board must exercise due diligence in following up on this suggestion by examining the possibilities. He also asked Jason to follow-up with a report to the Board at the February meeting on implementing a Neighborhood Watch program.

Crime within Landmark Mews and the surrounding area has increased over the past several months. In presenting crime statistics, Police report that incidents occur primarily during the midnight hours, so a contract guard would be most effective patrolling from 12:00pm to 4:00am. As required, the Board has secured a workers' compensation policy to cover a contract security guard.

A discussion ensued on hiring off-duty police officers to patrol. This program is coordinated through the Fairfax County Police. Officers would have arrest authority and be able to call for back-up assistance if necessary. Bruce's memorandum recommended a initial three-month program, beginning February 1 and concluding May 3. Funding a single officer, fours nights weekly, four hours per night, would cost of \$10,250. The Board would evaluate the program in April and decide whether to continue it, and if so, in its current or a modified form.

Delia Riso expressed reservations about the plan. She is not convinced the situation warrants this response.

Brenda Johnson cited the increase in crime and agreed that hiring private security was a reasonable step.

Bill Gaffney encouraged the Board to be pro-active and strongly supported the plan.

Loren Sciorba expressed his support. His concern is about patterns of crime and it appears obvious thieves are casing the area and striking where they believe there are easy targets. He also stressed that it is essential to raise community awareness.

In further discussion, Roger objected to the plan, suggesting we try to raise awareness one more time before spending the money to hire a guard. He advised that a private guard would not solve Stevenson Avenue issues. While all agreed that information and warnings should continue to be given, such as in the *Mews News*, most Board members present thought that increased awareness wasn't enough and that it would be remiss to allow the situation to continue in the event a more serious crime might occur.

Homeowner and former Board member Simon Bennett asked what budget line the cost would come out off. Marty thought it would come from Bucket 1 since it falls under a contract item.

In response from a question raised by resident Bill Evans, Bruce stated that the Board would seek advice from the police as to what would constitute a good test period. He would also ask them to review and comment on our security plans.

Bruce commented that regardless of the Board's decision on hiring off-duty officers, he and Loren will attend the Franconia District Commander's monthly community meeting on January 16. Bill Gaffney stated he would also attend. They will let the police know that Landmark Mews is taking steps for our own security and therefore request increased police patrols.

Bruce moved to adopt the recommendation to hire an off-duty police officer, as proposed in his memorandum. Bill seconded the motion. Approved: 4 (Wood, Scieurba, Johnson, and Gaffney), Disapproved: 1 (Riso) Absent: 2 (Bachelor, Washington).

There was no other business and an executive session was not held. The meeting adjourned at 8:50 pm.

Submitted by
Karen Kovach, LMCA Secretary