

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting January 13, 2010

The December LMCA board Meeting was held on Wednesday, January 13, at the home of Loren Scieurba, 6309 Manchester Way. Members Present: Loren Scieurba (President), Linda Carter, Bill Gaffney, Joel Kaplan, Dan Aminoff and Siham Wehbi. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), Heather McGhee (Secretary), and Linda Childs (Landscape Advisory Committee, and Social Committee Representative). Homeowners present: Simon Bennett, Bill Evans and Chris Dale. Absent: Board member Delia Riso.

Loren convened the meeting at 7:05 p.m.

The minutes of the December 9, 2009 meeting were approved.

Financial Report - Marty McDonald distributed several handouts and stated that he had bought another CD valued @ \$25,000 from ING Direct with an interest rate of 1.75%. This CD will expire in December 2010. In total, LMCA now has four \$25,000 CD's from ING Direct and one valued at \$25,124. He explained that ING Direct remains to be best option for CD's and that he will purchase another CD this month. Currently LMCA has 3 five year CD's with Alliance Bank (2 @ \$40K and 1 @ \$20K) and all will expire September 15, 2011.

As a summary of spending for the entire year of 2009, contract expenses were budgeted at \$140,208 while only \$136,908 was spent, or 97.7%. Mandatory supplies and services were budgeted at \$36,531 and \$38,359 was spent, or 105.1% of the budget (mostly because of the snow removal fees, above ordinary legal fees and higher fees and subscription on account of RCS Management). Other maintenance and services were budgeted at \$12, 875, and only \$12, 494, or 97.0% of the budget was spent. All in all LMCA finished 2009 with \$303, 858.27 in total liabilities and equity.

Marty also suggested some budgetary changes for 2010 such as removing the \$500 budgeted monthly for covenants support because Richard Fiske has refused compensation, and to reduce the money budgeted for legal fees from \$8,000 to \$2,100 as well as to reduce the snow removal budget down to \$6,000.

Bill Gaffney moved that the Board approve all budgetary changes except for the one in relation to the covenants. Linda Carter seconded the motion. Approved 5-1, Aminoff opposed. Riso absent.

Marty noted that another reserve study will be done in 2011. The purpose of this study is to lay out a 25 year plan for spending and this study is done every 5 years. He went on to say that not all of the findings in the previous study were carried out as recommended. Roger explained that the recommendations in the reserve study were used as guidelines, but they could not account for the reality of harsh weather conditions that required changes to the repair schedule.

Landscape Advisory Committee Report - Linda Childs briefed the Board on the Committee's preliminary evaluation of all common property that she, Estella Laguna and Simon Bennett completed on July 3, 2009. Many of the Committee's recommendations have already been addressed.

Linda discussed the Committee's recommendations, specifically:

- Connecting the path from the berm to Chaucer View Circle to facilitate access and make the berm more inviting and functional;
- Terracing a portion of the berm to make it more convenient for community social events;
- Removing dead pine trees from the berm;
- Power washing the brick walkway from Chaucer View Circle to Landmark Mews Drive to clear the slippery buildup of moss and mildew.
- Altering the sprinkler patters to better water flower bed near the main entrance on Chaucer View Circle;
- Clearing weep holes in the surrounding wall;
- Planting grass or liriopie along the walls and removing unsightly rocks and dead cut grass;
- Maintaining the Alberta Spruce outside the wall at Stutz and Stevenson; and,
- Clearing debris from the brick drain along Landmark Mews Drive.

Roger agreed with most of the recommendations. The dead pines on the berm have already been removed and power washing walkways is part of the regular maintenance. He will look into adjusting the sprinkler, clearing the weep holes, and planting along the wall. He plans to replace the drain. Roger also discussed his distaste for the island off of Stultz Avenue and asked the Committee to recommend improvements.

Linda Carter reminded the Board that the recent homeowner surveys showed little support for additional paving or terracing on the berm. Joel Kaplan agreed. He also noted that he has noticed several bushes that need to be cut back and suggested the storm water drains be grated to prevent accidents. Dan and Loren agreed. Loren asked Roger to look into obtaining grates for these drains.

Linda completed her report and requested recommendations for Social Committee activities. She also expressed a desire to announce events with a sandwich board placed in the front of the community. She will gather pricing info and report back to the board at a later date.

Property Report - Roger Casalengo reported that the community now has a new mailman and that the Postal Service may split Landmark Mews into two separate routes, something of which he, and others are greatly opposed to. Roger also reported on a drainage issue behind a home on Brampton and explained that the source was a homeowner's sump pump. He explained that he would follow prior practice and connect the drains from the homeowner's property line to the underground drain. He would get an estimate for the work and report back to the board. Finally, he noted that he was soliciting bids for tree removal from Valley Crest and well as Tysons and would go with whoever offered the best price.

Neighborhood Watch - Joel Kaplan provided an article to be published in the <i>Mews News</i>. He reported the recent break-ins of two vehicles, one on Chaucer Lane, and the other on Brampton Court. Both vehicles were parked in the homeowner's driveway and both were unlocked. He also reported that a homeowner left their garage door open and that some items were stolen from that garage.

He reminded residents to leave their porch lights on, to lock their vehicles and front doors as well as to close their garage doors. He also reinforced the need for residents to notify him immediately if there is suspicious activity or if their home or property has been vandalized or broken into in any way.

Joel reported that even with repeated reminders, residents are still not leaving their porch lights on. Marty suggested possibly placing higher wattage bulbs in the street lights or simply increasing the number of light poles on the streets. Roger agreed to find out if more powerful bulbs could be used in the new ballast-free lamps.

Parking and Vehicle Restrictions - Joel explained that a resident will get 3 warnings for most violations, but only 1 warning if they have parked in fire lane. He asked for clarification on who has the right to authorize the towing of a vehicle. Roger stated that it has been past practice to seek the approval of another board member before towing. Joel stated that he would do so, and would preferably inform Loren before calling the towing company.

Other Business - Loren reported that he has been in touch with the police and has been assured that Landmark Mews is patrolled. Loren reported that per his discussions with police and other crime prevention experts, he believed the Board was already taking the most important steps to prevent criminal activity:

- Establishing a Neighborhood Watch,
- Educating and informing the community about crime and prevention, and
- Maintaining a liaison with the police.

He noted that common sense security measures such as leaving outdoor lights on, and locking doors and vehicles go a long way towards preventing crime. Loren reported that he had reviewed measures that LMCA has tried in order to protect the residents and their property such as hiring a security guard (which was costly and unsuccessful), as well as looking into obtaining security cameras which proved to be prohibitively expensive. He went on to say that securing the perimeter remains the most obvious solution, although it too would be costly and does not have much support in the community. He noted that it is not the responsibility of the police to act as security guards. He finished by saying that Landmark Mews has crimes of opportunity and if you eliminate the opportunity then the crimes will be reduced as well.

Siham Wehbi suggested reviewing the bylaws and possibly amending them to specify when the President of the association has the right to address the community. Loren stated that he is strongly opposed to such an amendment.

There being no further business, Loren moved that the meeting be adjourned, it was seconded by Joel and the meeting was adjourned at 8:45 p.m.

The Board's next meeting will be Wednesday February 10, at Joel Kaplan's home, 6309 Chaucer View Circle, beginning at 7 PM.

Respectfully submitted,

Heather McGhee
Secretary, LMCA