

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting March 14, 2007

The March LMCA Board Meeting was held on March 14, 2007 at the home of Loren Sciorba at 6309 Manchester Way. Members present: President Bruce Wood, Simon Bennett, Brenda Johnson, Delia Riso, Loren Sciorba, and Don Washington. Absent: Dan Ferezan (Vice President). Also present: Ingrid Voigt (Secretary), Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Ladd Ryan (Covenants Committee Chairman). Others present: Estella Laguna (Webmaster), Tim Foster, Ann Foster, Bill Evans, and Chris Dale.

President Bruce Wood convened the meeting at 7:35 p.m. and welcomed Ingrid Voigt.

1. **Approval of Minutes of February 2007 Meeting** – The minutes of the February 12th meeting were approved with a motion by Simon Bennett, seconded by Don Washington.
2. **Approval of Ingrid Voigt as Secretary of the Association** – Bruce Wood asked the Board to approve the nomination of Ingrid Voigt as Secretary, an officer of the Association, effective immediately, for the term ending December 2007. The Board was also advised of Ingrid's agreement to edit the Mews News, effective immediately. A motion was made by Bruce Wood and seconded by Simon Bennett. The motion passed unanimously.
3. **Parking Enforcement**

Bruce introduced Officer James Nida of the Fairfax County Police to discuss how on-street parking prohibitions can be enforced. Officer Nida observed that the Mews has two main entrances, but only one warning sign. Signs must be approved by the Fire Department to enforce prohibitions, and the Mews signs apparently never were approved. Officer Nida also cautioned that agreement by the police to enforce might involve ticketing of all vehicles under all circumstances, including commercial vehicles, even moving vans that necessarily must park along the street. Finally, he recommended that the yellow curbing be repainted.

Following Officer Nida's departure, it was agreed that Tim Foster and Roger would follow up with getting the proper signs installed at both entrances. Second, Tim would communicate with Captain Maggie Debourd of the Franconia District Station, as Officer Nida recommended, to explore whether a realistic enforcement scheme could be implemented in the Mews. Finally, it was suggested that the President send letters to residents who are chronic violators; and this will be done.

The Board will continue its discussions once it receives a report from Tim on his conversation with Captain Debourd.

4. **Financial Report**

Treasurer Marty McDonald updated the Board on LMCA's financial status which is posted on the Mews website at www.landmarkmews.com.

The CY 2006 audit was completed and the auditor report distributed. The audit showed that our Journal Entries adhere to the General Guidelines accepted by Certified Public Accountants.

Both Federal and States Taxes for 2006 were paid prior to the March 15th deadline. Since Taxes accrue the Federal and State Taxes for CY2006 were paid out of the 2007 budget, approximately \$3,000.

A savings Account (MMF) was opened at the Fox Chase PNC Bank during February 2007. The funds in our CD's, Savings and Checking Accounts were approaching the \$100,000 level for FDIC Insurance. The PNC account which is currently paying a 4.41% interest, is an ideal place to park cash pending its more immediate need or until longer term CD's can be purchased.

Our Unrestricted Reserve account reached the minimum \$150,000 level, a goal the Board adopted in 2005 by allocating \$10,000 in 2005 and setting aside at least twice interest income in 2006. The Multi-Year Financial Plan adopted in 2006 and the 2007 budget authorizes expending all interest income to meet our financial needs. Therefore, all interest earned in 2007, as well as a provisional allocation of estimated 2007 interest can now be added to Area 3 of the unrestricted (operational) reserve and available for 2007 expenditures.

5. Status Report on 2007 Goals/Project

Board members responsible for specific assignments reported on their status. Bruce reported that the working group on revision of the governing documents, comprised of Tim Foster, Paul Edgell, Loren Scieurba and himself, is continuing to meet, and is not ready to make recommendations. Loren reported that his review continues of the covenants process review project. He intends for his recommendations to be completed in time for consideration at the May meeting. Finally, Bruce announced that he had asked Delia Riso to research the possibility of home owner associations regulating possession of "vicious dogs," in view of an increasing number of reports in recent years, nationally and in the metropolitan area, of sudden, unprovoked attacks by certain breeds.

6. Snow Removal

The Board discussed timeliness/responsiveness of Pine Ridge who also is our snow removal contractor, in light of their substandard performance following the Valentine's Day ice storm. The Board directed Roger to explore options for expanding the scope of work as well as retaining an alternative contractor.

7. Property Report

Property Manager Roger Casalengo developed a projects list with estimates. Roger's presentation was comprehensive with several estimates still pending. The Board approved over \$9,000 in new work on top of the \$6,751 already allocated for routine

maintenance in the 2007 budget. There is some limited funding remaining, accruing through the year, but the Board will need to be prudent in making additional commitments. The Board also approved in concept funding for several projects that are paid out of our major infrastructure reserve and will make specific allocations once estimates are complete. These are: resurfacing the asphalt pathway, resealing streets, crack sealing streets and repainting yellow curbing. We continue to pursue an aggressive street maintenance program, to extend the useful life of our streets as long as possible. The current schedule is for a complete resurfacing in 2011, and the Board is ensuring funding is available at that time, but if continued maintenance now can extend the streets' life a bit longer, so much the better. The last time the streets were resealed and curbing painted was in 2003.

8. Zoning Committee Report

Zoning Committee Chairman, Annie Foster, reported to the Board on Landmark Mall-Landmark/Van Dorn Area Redevelopment; CompUSA trash removal policy and Conservation easement on Brampton Court/Manchester Way buffer area.

9. Covenants Committee Report

Covenants Committee Chairman Ladd Ryan updated the Board on Covenants Committee actions. The Committee approved two modification requests: (1) replacing existing wood siding with vinyl siding and covering exposed wood with aluminum wrap to match; and (2) removing concrete porch and walkway to the driveway and remove rear concrete patio.

Ladd also reported that the Committee will be doing the annual spring inspections in early April. Ladd will try to get letters to homeowners by April 29. Homeowners will have 90 days to correct any problems. A follow up inspection will take place in the fall.

10. Zoning Committee Report

Zoning committee Chairman, Annie Foster, updated the Board, and reported there are no new developments in the Landmark Mall redevelopment project. Annie is talking with Comp USA about picking up trash on its property.

11. Social Committee

Co-Chair Estella Laguna proposed events which the Social Committee is considering sponsoring : A welcome-to-the-neighborhood party for Sunday, April 22; a house tour, featuring four or five houses; board game night hosted at one person's home; Memorial Day Rolling Thunder coffee; women's night out or in the alternative, Sunday Brunch and Theater; and welcoming new residents (renters and owners alike) to the community. The Board approved expenditures for incidental expenses, not to exceed \$200.

A more extensive discussion ensued about the Social Committee's recommendation to amend the Architectural Standards to permit an annual community yard sale. Yard sales are expressly prohibited in the Standards; and an effort to permit them in 2002 was met with significant neighborhood opposition. The Board asked the Social Committee to develop a specific recommendation for discussion at a future meeting.

12. Other business

The Board discussed a group mailing to all residents of current events in the community Security assessment matters detailed in Security consultant Jim Davis's December letter was discussed and Bruce recommended to take counsel's advice.

There was no executive session. The meeting was adjourned at 10:20 pm.

Respectfully submitted,
Ingrid Voigt
LMCA Secretary