

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting March 11, 2009

The monthly LMCA Board Meeting was held on Wednesday, March 11, at the home of Joel Kaplan 6309 Chaucer View Circle. Members Present: Bruce Wood (President), Linda Carter, Bill Gaffney, Joel Kaplan, and Siham Wehbi. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager) and Karen Kovach (Recording Secretary). Absent: Loren Scurba (Vice President) and Delia Riso. Homeowners present: Simon Bennett and Bill Evans.

Bruce convened the meeting at 7:10 PM.

The minutes of the February 11 meeting were approved.

Financial Report - Marty provided a copy of LMCA Audited Financial Statements dated 31 December 2008, prepared by the Association's auditor, Warren E. O'Hearn, CPA. The audit shows that the Association's financial status is sound (audit is filed with the March 2009 minutes), with total assets of \$266,556 -- \$156,083 in the unrestricted (operational) reserve and \$102,306 in the restricted (major infrastructure) reserve.

Marty then reviewed the monthly financial report and related that the current low interest rates being paid on certificates of deposit should not adversely affect the Association's projected earned interest because interest is being paid at the rate in effect when the CD's were purchased. The *LMCA Financial Report* is filed with the minutes.

Property Report - Property Manager Roger Casalengo reminded the Board of the status of the wooded areas between Landmark Mews and the Overlook community, which is owned by Overlook but is a dedicated conservation easement. As such, only the Fairfax County forester is authorized to do any maintenance, such as topping trees, in these areas. Roger has sought cooperation in the past from Overlook, but without result. Roger surmises Overlook does not understand its responsibility over the easement and will pursue Overlook management further. In the interest of security-better lighting of these areas-Joel asked Roger to look into the possibility of spotlighting areas, placing the lights on Mews property.

Regarding streets, Roger reported that it may be necessary to patch and seal cracks in certain areas where the harsh winter has caused erosion. He will consult with Dominion Paving who has done extensive asphalt repair over the years in the community.

Bill Gaffney questioned Valley Crest's (formerly Pine Ridge) performance as the landscape and snow removal contractor, as well as the accuracy of billing for services. Bruce advised that Roger takes all questions regarding service charges to the Valley Crest account manager, who has provided satisfactory explanations. Bruce cited as an example a query they had recently on a bill that was higher than in the past for sand. The account manager explained that a shortage of sand and sodium chloride throughout the mid-Atlantic and northeast regions led to a virtually doubling in cost. Roger informed the Board that he will meet shortly with the new account manager to review what the Association expects. Roger emphasized the value to the community

of having Valley Crest perform the irrigation and maintenance service, explaining that better and less costly service is obtained by dealing with one company who provides complete and quality service.

Bill Gaffney asked the Board to review a proposal prepared by Association Treasurer Marty McDonald for seeking requests for proposals from other companies, thus obtaining a number of competitive bids. Following extensive discussion on the merits of replacing Valley Crest with a small contractor, Bruce advised the Board that the current contract does not expire until December 2011, and suggested tabling looking at other options until 2011, absent a serious breach of contract. He noted that Valley Crest appeared to be performing in accordance with its contract and, while there are issues from time to time, they properly are addressed through the property manager. Marty's view is that Valley Crest, now a billion-dollar company, will not provide an acceptable level of service. Bruce contends that Valley Crest, precisely because it is a larger company, affords advantages in expertise in personnel as well as economies of scale in purchasing. In his view, the purchase of a small company by a larger company does not necessarily lead to a deterioration in service. He added that, as always, the Board should monitor closely Valley Crest's performance and channel concerns through the property manager whose job it is to supervise the landscape contractor. Following extensive discussion, the Board tabled exploring alternatives to Valley Crest.

Roger continued the Property Manager's report by reviewing lighting projects. He is compiling additional estimates for extensively upgrading lighting throughout the community, including adding wall lighting along the berm wall, wall areas at the end of Bedlington and Cottingham and other areas, and an additional light pole along Chaucer Lane adjacent to the alley. (Proposal from Walsh Electric, Inc., dated 3-9-09, is filed with meeting minutes). Marty suggested obtaining an estimate from another electrician as a comparison to Walsh Electric. Roger will obtain one more estimate, giving us three estimates, including one from Alfredo.

Simon Bennett suggested that if Alfredo does the work, another electrician might be hired to inspect as a means of certifying his work; this suggestion was endorsed by Board members. Roger explained that the electrical projects are not complicated and are mostly labor and running power from one source to another location, and that Alfredo has done this work repeatedly over the past few years, as needed.

Siham raised a question of solar lighting. Whether solar lighting would be cost effective and do a satisfactory job, was briefly discussed, but tabled. Solar may be considered if it's determined that solar lighting could be adapted on a future lighting project. The Board discussed and then voted on replacing and staining landscape timbers in the community, including along Stevenson Avenue to the cul-de-sac. The work will include replacing all rotten timbers.

Joel Kaplan moved to approve \$4,200.00 to replace landscape timbers on Stevenson Ave; \$1,500.00 to replace and stain timbers in Manchester Park; and \$1,000.00 to power wash and stain timbers along Manchester Way common area. Bill Gaffney seconded the motion. Approved 5-0 (2 absent).

Neighborhood Watch - Bill reported that he has ordered the pamphlets, approved at the February meeting. When they arrive he will schedule an organizational meeting. He also reported that the program gained three more volunteers as a result of Bruce's President's Letter mailed out in February.

Covenants Committee Report - Bruce reported that RCS Management representatives visited the community and, together with Bruce, Interim Covenants Committee Chairman, Dick Fiske and member Tony Dropp, along with former Committee Chairman Adrian Polk, walked the community. RCS Management will be conducting inspections the week of March 16. Bruce expressed his appreciation for Adrian Polk's willingness to assist in their first inspection. Bruce advised the Board that Martha Naismith, whose term on the committee had expired, had agreed to continue on the Covenants Committee.

Bruce Wood moved to appoint Martha Naismith to another 2-year term on Covenants Committee. Bill Gaffney seconded the motion. Approved 5-0 (2 absent).

Other Business - Karen Kovach reported that she has completed bringing the Association's Resolutions and Decisions documents up to date and would try to have all residents' car decal information entered into a searchable spreadsheet by the April meeting. An executive session was not held. There being no further business, the meeting was adjourned at 8:35 p.m.

Karen Kovach Secretary LMCA