

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting April 8, 2009

The monthly LMCA Board Meeting was held on Wednesday, April 8, at the home of Karen Kovach, 6314 Manchester Way. Members Present: Bruce Wood (President), Loren Scieurba, Vice President, Bill Gaffney, Joel Kaplan, and Delia Riso. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), Dick Fiske (Interim Chairman, Covenants Committee) and Karen Kovach (Recording Secretary). Absent: Siham Wehbi and Linda Carter. Homeowners present: Bill Evans and Lea Abrams.

Bruce convened the meeting at 7:10 PM.

The minutes of the March 11 meeting were approved.

Financial Report - Marty provided a copy of LMCA Financial Report dated 31 March 2009, noting that with \$308,539.00 in the Capital Reserve Account the association's finances are in good shape. He reported that all bills are paid up to date, including the taxes. Since snow removal costs were higher than expected, Marty recommended the Board allocate more on an ongoing basis when budgeting for next year.

Property Report - Property Manager Roger Casalengo reported that Alfredo will start work next week on replacing and staining landscape timbers and replacing rotten timbers as needed. He will also plant Dogwood alongside the park.

Estimates for upgrading lighting throughout the community are still pending. Roger contacted Michael and Son, following the Board's request to obtain an estimate from another electrician as a comparison to Walsh Electric and Alfredo. He had not received this estimate as of the Board meeting and will obtain another estimate in the absence of the one from Michael and Son. Bruce said he would ask Board members to agree to vote without a meeting after Roger has all three estimates, rather than waiting until the May meeting. If the Board agrees to vote by email, this will allow the work to be started in late April or early May. Marty informed the Board that Fairfax County has a program whereby an inspector will advise on, and approve, various projects free of charge. Roger will research Fairfax County services to see if an electrician would be available to inspect the electrical work.

Discussion ensued on replacing dead plants/trees along Stevenson Avenue. Plans are to plant Burning Bush and/or new arborvitaes. The bushes on the Berm will be trimmed and shaped. The Valley Crest landscape crew will start spraying weeds this week, including outside along the perimeter wall.

The Board will discuss replanting on the Berm and upgrading the entranceway at Chaucer View Circle when Roger presents the estimates at the May meeting. He advised the Board that using in-house labor to landscape the entranceway will be significantly less expensive than contracting, which he estimated would be about \$6,000.00. Additionally, Roger will report on street repair in

May. Bill Gaffney asked whether the Berm path will need to be sealed and how much it will cost. Roger will check.

It was noted that the sidewalk in front of the house of Bedlington Terrace, which had recently experienced a water-line break, needs repairing. Roger will follow up.

Neighborhood Watch - Bill reported that the informational pamphlets have arrived. Bill will prepare an updated solicitation letter to be distributed with the pamphlets in an attempt to generate more interest and participation. Lea Abrams and Joel Kaplan volunteered to distribute them door-to-door. Delia noted that Chaucer View Circle and Chaucer Lane were particularly dark streets in that few residents are leaving their outside lights on. It was suggested that a notice be placed in the Mews News.

Covenants Committee Report - Dick Fiske reported that RCS Management has conducted inspections and the reports will be completed shortly. He will give RCS a cover letter by the end of the month. He distributed the inspection checklist, pointing out that "advised" and "required" maintenance are differentiated. Homeowners will be receiving the Spring inspection reports earlier than other years, allowing ample time to make repairs over the summer, prior to the Fall inspections.

The Covenants Committee is focusing on building a record as a basis for enforcing repairs. Dick stated that the rear areas of many homes bordering the alley between Cottingham Place and Bedlington Terrace need maintenance, and there are numerous problems at the end of Cottingham on the north side. Many fences need repairing and many need to be power-washed to clean mold and preserve the wood. He noted that RCS has been conscientious about inspecting to LMCA standards and has offered helpful advice.

Other Business - Karen Kovach reported that she has completed entering residents' vehicle data into the Decal Program spreadsheet and provided copies to the Neighborhood Watch. An executive session was not held. There being no further business, the meeting was adjourned at 8:20 p.m.

Karen Kovach
Secretary
LMCA