

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting May 14, 2008

The May LMCA Board meeting was held on Wednesday, May 14, at the home of Bruce Wood, 6362 Brampton Court. Members present: Bruce Wood (President), Loren Scieurba (Vice President), Bill Gaffney, Don Washington and Delia Riso. Absent: Debb Wisnowski and Brenda Johnson. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Karen Kovach (Recording Secretary). Homeowners present: Simon Bennett, Bill Evans, and Chris Dale. Bruce convened the meeting at 7:30 p.m.

The minutes of the April 9, 2008 meeting were approved unanimously.

Covenants Committee Report – The Covenants Committee submitted a written report dated May 12, 2008, stating:

Approvals: The Committee has approved the installation of a fiberglass door at 6256 Masfield Court. The color is consistent with the community color scheme. The style is the same as replaced door.

Spring inspections: 50% of the letters are ready to send out. The balance will be ready for mailing by next week. Due to the inclement weather there was some delay with the inspections, however all inspections will be complete NLT Friday. Envelopes are being prepared.

Trees: Roger has inspected the trees in the community. He has identified trees that need to be trimmed. Tyson will be out on the 19th of May to prune trees for those owners who have requested it. Letters will be sent to property owners whose trees need to be pruned and have not requested it at this time.

Financial Report – Marty reported there have been no unusual expenses. Interest has been added to investments and savings accounts. E*Trade is paying the highest interest rate. Marty advised that no decisions were needed at this time regarding any rollovers. Certificate of Deposits with Alliance Bank will not come due until 2011 (current amount \$100,000.00); the CD with Wachovia Bank will not come due until July 8, 2009 (currently \$62,505.00). Marty also noted that he estimates contract expenses will be over budget by \$10,000.00 by the June meeting because of the security assessment fees. In response to a query from Bruce, Marty reported that no residents are in arrears on homeowners' association fees. The LMCA Financial Report is filed with minutes.

Property Report – Roger reported that irrigation has been turned on. Tysons Trees will be in the Mews the week of May 18. About 45 homeowners are participating in having trees on their property trimmed. Because a conservation easement exists behind the homes on the east side of Brampton Court (behind homes along Overlook property), Roger is coordinating with Overlook's property manager and the County's urban forester to advise on needed maintenance of trees in that area. He also reported that the Overlook fence is in terrible shape, a matter he raised with the Overlook property manager. There has been no response yet from the landscaping

company regarding Roger's request to take out 13 arborvitaes along Stevenson Avenue and replace them with a more durable-type tree. Roger will get an estimate of the cost for Stevenson Avenue landscape work. Additionally, he reported that it will cost \$5700.00 to remove the junipers on Manchester Way and the berm. Simon Bennett asked if removal was the best option. Roger responded that the junipers were too overgrown and too many to cut back and are growing over the berm path and Manchester Way walkway. They need to be removed along the berm before the path can be repaved. In response to concerns about removing them before a decision has been made regarding replacement plantings, Roger assured the board that the ground will not look unsightly, that it will be graded well and seeded.

Roger reported that the landscape timbers in the two walkways from Chaucer View Circle to Landmark Mews Drive are rotting and need to be replaced. Estimate to replace the timbers, stain them, and tighten the pavers is \$7,000.00.

Bruce noted there were five landscape projects requiring board approval: (1) Stevenson Ave. replanting, (2) replacing the timbers on the two walkways to Landmark Mews Drive, (3) installing uplighting on four magnolia trees at the west side of berm (at end of Brampton Court), (4) installing lighting along the fence at the bottom of the berm, and (5) removing the junipers. He asked the Board to review, discuss, and vote on each project. The projects are detailed on a handout, Email dated Sunday, May 11, 2008, Subject: May Meeting Agenda, Etc., which is filed with the minutes.

Delia suggested deferring lighting projects until it's known what the pending security assessment recommends in the way of security enhancements.. Roger suggested that two lights could be placed on Chaucer Lane, where the alley ends at the street, without any disruption and minimum expense. The same could be done on Bedlington Terrace where the alley comes out on the sidewalk.

Simon agreed that approval for the uplighting and installation of a fence at bottom of the berm should be delayed until the security survey has been received and reviewed.

Extensive discussion followed on the estimated costs of each project. In addition to these projects, it was noted that it will cost \$9,288.00 to resurface the berm path, including excavation, asphalt, and landscaping, but excluding the cost of the extension to Chaucer View Circle.

Delia moved to proceed with timber replacement and juniper removal. Loren seconded the motion. Approved: 5; Opposed 0. Absent: 2.

Bruce moved to fund installation of lighting uplighting on the magnolia trees; but the motion was not approved.

Bruce moved to approve funding of lighting along fence at bottom of berm. Bill seconded the motion. Approved: 4; Opposed 1; Absent: 2

Discussion of Stevenson Avenue will continue at the June meeting. Finally, Bruce raised the issue of beautifying the berm and asked for a vote to approval the concept plan. Following a short discussion, the board agreed only to continue to discuss plans for upgrading the berm.

There was no other business, and an executive session was not held. A motion to adjourn was made by Bill Gaffney, seconded by Delia Riso, and approved unanimously. The meeting adjourned at 8:50 p.m. The June meeting has been rescheduled to convene at the home of Delia Riso, 6269 Chaucer View Circle.

Submitted,

Karen Kovach
Recording Secretary