

# LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting June 2, 2004

The June LMCA Board Meeting was called to order at 7:30pm by Board President Virginia Addison at the home of Marty McDonald. Members Present: Dan Ferezan, Lou Wagner, Madelaine Morgan, Bruce Wood, Bea Taylor. Others Present: Marty McDonald, Roger Casalengo, Bill Evinger, Sue Evinger, Karen Kovach, Simon Bennett.

1. Minutes of the May meeting were approved.

2. Treasurer's Report. Marty McDonald presented the financial report, reviewing anticipated bills and current status with regard to budgeted items. Marty presented an overview of the status of CD's and their renewal dates (see attached treasurer's report). He discussed plan to purchase long-term CD's (3-4years/FDIC insured) for the best interest rate possible and lowest penalty for early withdrawal. Interest will be deposited into checking account. Starting on 24 June, step CD's will be purchased from Wachovia, closing one saving account. Board recommended investing in the longer-range CD's. Currently the assessment is deposited into an "assessment account;" the money is invested in the CD's, but broken out in the books.

AAA bill will increase 4.3%, from \$2236 to \$2432 on 1 July. Board suggested publishing in the Mew News the phone number of AAA to call for a new recycle container.

3. Property Manager Report. Tree removal process is ongoing. Two ballasts were repaired. Four tons of mulch was laid on Stevenson Ave. A carpenter, Jose, may be available to do repairs, his phone is 703-575-9574. Board was requested to vote in favor of contracting with Fountainhead (proposal estimate \$8,910.00) to do the drainage project on Brampton court. Four proposals were presented to Board members. Besides Fountainhead, other bidders were: Ridge Limited Co (\$9,285.00), Hix and Sons (\$4,998.00) and TDS (provided verbal estimate of \$15,000). Bea Taylor made a motion to accept Fountainhead; motion seconded by Lou Wagner; motion was unanimously.

Roger purchased soaker hoses to water trees bordering the Overlook. Madelaine asked Mr. Bennett to discuss the watering with his neighbors and he agreed. It was suggested to advertise Dominion Power insurance program (covering water lines).

Seven homes along Chaucer Lane are going together to replace back fences and asked permission to erect a fence 8-9-inches higher than currently exists.

4. Covenants: Co-chair Bill Evinger reported. (See report filed with minutes.) Regarding dormers on paired units (i.e., dormers side-by-side originally painted the same color), Bruce Wood pointed out that the Architectural Guidelines do not specify that paired dormers must be same color and questioned the basis for Covenants Committee to approve or disapprove homeowners' choice of colors. Lengthy discussion ensued with reference to Architectural Guidelines and LMCA authority. Covenants Committee notified approximately 18 paired units that changes to original color scheme should be coordinated with the owner of the neighboring unit.

5. Old Business: Tim Foster reported that BJ's application to open a gas station was disapproved (see email report filed with minutes). Bea reported on her research of home-based businesses and LMCA and Fairfax County guidelines (see report filed with minutes). Tim Foster will contact Fairfax County to see if it can be determined if the renter on Manchester Way has a business occupancy permit. Bruce will investigate language to incorporate into bylaws to restrict home-based businesses.

6. New Business: Simon Bennett requested the Board authorize a birdfeeder that he's had for 22 years (since his home was built). He has a corner home that backs to woods. Request was referred to the Covenants Committee for action. Bea moved that LMCA donate \$148.00 to a memorial fund in honor of CPT Charles Burlingame, a former homeowner in Landmark Mews who was the pilot of the hijacked plane that crashed into the Pentagon on September 11, 2001. Motion seconded by Madelaine. Motion passed unanimously.

There being no further business, the meeting was adjourned at 10:10 pm.

Submitted by:

KAREN KOVACH  
SECRETARY, LMCA