

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting July 8, 2009

The July LMCA Board Meeting was held on Wednesday, July 8, at the home of Marty McDonald, 6318 Manchester Way. Members Present: Bruce Wood (President), Bill Gaffney, Joel Kaplan, Linda Carter, and Siham Wehbi. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), Dick Fiske (Interim Covenants Committee Chair) and Karen Kovach (Recording Secretary). Absent: Loren Scirba and Delia Riso. Homeowners present: Simon Bennett, Bill Evans and Teresa Kaplan.

Bruce convened the meeting at 7:00 p.m.

The minutes of the June 10, 2009 meeting were approved as amended to read: Valley Crest has bid \$1,086.00 to carry out grub control, which has been done every other year.

Financial Report - Operational spending categories - contract expenses, other mandatory services/supplies, and landscape projects - are as expected. About \$18,000 will likely be withdrawn from the major infrastructure reserve account (restricted reserve) for street repairs by the end of the month. Expenses for further wall repairs will bring anticipated total restricted reserve expenditures to about \$23,000. Marty reported he deposited \$36,600.00 from the closed Wachovia CD into the checking account. He obtained a list of interest rates and compared the rates currently offered on money market funds and investments with ING, E-Trade, and Wachovia, reporting that ING had the most favorable rates for certificates of deposit. Marty recommended transferring money from checking to ING savings. Enough money will remain in the checking account to pay bills to the end of the year. The Board agreed unanimously to follow Marty's recommendation and deposit money into the ING savings account. When the CD that comes due in August is redeemed, that money will also be deposited into ING savings.

Property Report - Spring and summer rain has caused a lot of growth, but because of the lack of rainfall lately some trees are dying. Roger recommended using Valley Crest to water when needed, at a cost of \$150 to \$200 - he is waiting for a quote. Valley Crest would water only the burning bush at this time. Discussion ensued on continued maintenance of Stevenson Avenue, and Roger summarized the history of that landscaping effort and its benefits. The plantings have mostly been provided free of charge, and LMCA investment has been more of time than money.

Bill Gaffney moved that the Board approve using Valley Crest to water along Stevenson Avenue provided the cost is not more than \$200.00. Joel Kaplan seconded the motion. Approved 5-0 (2 Absent).

- Roger further reported that Tysons Tree Service took down two dead trees and another Bradford Pear on Cottingham, in addition to tree trimming and other minor work. He recommended planting a Leland Cypress on the cul-de-sac behind Manchester Way to replace trees removed.
- Mr. and Mrs. Perino will pay for work done on their part of the brick wall behind their home backing to Landmark Mews Drive.

- Dominion Paving canceled due to weather and a new date had not yet been set.
- Alfredo will begin the remaining electrical projects on Monday and expects to finish by Friday.
- It was noted that it is very dark near the trees on the berm. Roger will check for a burned-out pole light. Bruce asked him to get an updated estimate on uplights.
- Simon Bennett's cost-effectiveness report on bulbs versus ballasts was discussed at length (filed with minutes). Because it would cost over \$3,000 to convert immediately to MH98 bulbs, it was agreed to change over to the fluorescent bulbs as ballasts go out. The consensus was that when a lamp post ballast fails, replace with an energy-efficient fluorescent bulb. The light pole on Chaucer Lane will be used to experiment with yellow versus white light.
- A contract has been let to trim back bushes in alleyways. Joel asked that the Bedlington and Chaucer View Circle alleys be trimmed. Marty suggested paving Chaucer View Circle and Chaucer Lane alleys so that water will run down to sewers. Roger explained that putting a sidewalk through the alley might be complicated. Joel suggested installing grate covers over large drain openings.

Neighborhood Watch - Joel Kaplan Joel Kaplan, Lloyd Muller and a few others are now participating. Joel is searching for three block captains and other volunteers. Seven sets of signs are on backorder, and a quantity of equipment is now on hand. Discussion ensued about volunteers walking or driving during late night and early morning hours.

Covenants Committee Report - Dick Fiske (Interim Covenants Committee Chair) reviewed inspections, noting that some items cited are admittedly insignificant and don't need to be included, while some other items, like cracked chimney caps, should be brought to the homeowner's attention. He will write up a notice for the Mews News before the fall inspection.

Resident Survey - Bruce presented a draft resident survey for the Board's approval, thanking Loren for his assistance in its preparation. Linda asked about repainting the curbs, but the estimated the cost of about \$7,000.00 was deemed to be too expensive.

Linda Carter moved that the Board approve the survey for dissemination. Joel Kaplan seconded the motion. Approved 5-0 (2 Absent).

Executive Session

Bruce closed discussion and the Board entered executive session.

Bill Gaffney moved to enter executive session. Joel Kaplan seconded the motion. Approved 5-0.

At the conclusion of the executive session, the Board reconvened in public session, as required by the Property Owner's Association Act. No votes were taken.

There being no further business, the meeting was adjourned at 9:20 p.m.

Karen Kovach
Secretary