

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting December 6, 2006

The December LMCA Board Meeting was called to order on December 6th by President Lou Wagner at 7:38 p.m. at the home of Brenda Johnson at 6366 Brampton Court. Other members present: Bruce Wood, Dan Ferezan, Simon Bennett and Brenda Johnson. Absent: Don Washington and Suzann Evinger. Also present: Marty McDonald (Treasurer) and Roger Casalengo (Property Manager), Robert Ridgely (Covenants). Homeowners present: Loren Sciurba, Bill Evans and Chris Dale.

1. **Minutes** – The minutes from the November 1st meeting were reviewed and approved with a motion a motion by Dan Ferezan, seconded by Simon Bennett.
2. **Financial Report for period ending October 31st and Expected Expenditures for Remainder of Year – Marty McDonald.**

The Treasurer's report was provided and will be available on the LMCA website.

- LMCA has spent less than budgeted and continues to maintain a positive budget to actual variance. This should carry thorough the year if we don't have snow removal expenses.
- AAA Trash Removal service is increasing by \$150 per month effective January 1st.
- Care of Trees refunded the 5th contractual payment of \$610 because the final treatment was not applied. After a discussion of a dead oak tree on common property and not treated, Lou asked Roger to call Care of Trees and ask if they would be willing to replace the dead tree. Lou said he will follow up in writing if Roger's inquiry is unsuccessful. Although the tree is on common property, LMCA did not identify this tree specifically as a common property tree, which may indicate joint responsibility for the tree's health.

The financial report was accepted.

3. **Property Manager Report / Status of Current Projects and Any Other Projects for Remainder of Year – Roger Casalengo**
 - The need for continuing to maintain the hotline, which was set up in 2000 and costs LMCA \$40 per month, was discussed. Robert Ridgely indicated that the covenants mailbox is used only when the inspection report goes out. Bruce proposed a motion to discontinue the hot line effective January 1st and to publish board member, officer and committee chair names, telephone numbers and email in the Mews News and on the LMCA website instead. Simon seconded the motion and it carried unanimously. Brenda Johnson was asked to compile a list for Estella Laguna and Karen Kovach to use.
 - Golf clubs were stolen from an unlocked car parked in LMCA parking.
 - Roger and Marty will come up with a proposed project list for 2007. Although the budget plan provides for replacing the gates in 2009, that requirement may be superseded by rehabilitating the gates in 2007 by replacing the latches and springs

only. Roger and Marty have received no project suggestions from the homeowners as a result of Lou's letter to the residents inviting input.

- There have been no more responses to the berm walkway RFP.
- Roger is still searching for replacement lights at the remaining six mailboxes. It seems the light that was installed by Marty's house was modified to fit the light post. Roger is researching this for application to the other mailbox areas.

4. **Covenants Committee – Robert Ridgely**

All in all, everyone looks good. Robert did re-inspections and talked to 5 or 6 people who had questions or concerns.

5. **Old Business –**

Dealing with Local Communities – Annie Foster, Zoning and Land Use Committee

General Growth Properties has made no substantive contact with city planners on the Landmark Mall -- Landmark / Van Dorn Area Redevelopment for over a year – other than expressing continued general interest.

- City planners are proceeding with revising the entire Landmark/Van Dorn Area Plan in light of other pressures to redevelop the area into something “better” (mixed use residential and commercial) than at present.
- Late this year or early next, city planners hope to release additional traffic and planning study efforts for public review and comment.
- City of Alexandria officials turned down Cameron Station and other neighborhood association efforts to curtail operations of the asphalt plant that has been operating near the Van Dorn Metro Station for decades. City officials approved a revised special use permit to cover what the plant had been doing. LMCA is unaffected either by plant operations or by the actions of the city officials.
- Annie periodically receives “crime-stopper” type reports for the Springfield / Annandale area by the Franconia Police public relations persons. She will forward announcements for programs and presentations that appear appropriate to Estella for possible inclusion on the website and to Karen Kovach for consideration in preparing the Mews News.

Other Business:

- Don Washington was in Korea, so we will look for an update on the security report in January.
- Marty discussed an article about the difficulty homeowners' associations face over time getting resident participation in the running of the community, and the consequences of lack of interest. After discussion, the board and other attendees were in general agreement that encouraging homeowner involvement and participation is an important function of the board.
- There was a discussion on whether to continue meeting on the second Wednesday of the month, to return to the first Wednesday, or to set monthly meeting dates

based on when the first Wednesday falls in the month. A motion was made by Brenda Johnson and seconded by Dan Ferezan to stay with the current meeting date of the second Wednesday, which carried.

- There was a discussion about excessive speeds on Stultz Road. A reminder to watch the speed limit will be put in the Mews News.
- The difficulty of seeing oncoming traffic when exiting onto Stevenson Avenue was brought to the attention of the board. Adding to the difficulty is the presence of cars parked along the curb. Dan Ferezan advised the board that the Overlook development removed the no parking signs and asked Fairfax County to paint the curbs 2 car lengths. Roger was asked to follow up with the County about whether LMCA may extend the length the curbs are painted and of the feasibility of installing a double mirror to see oncoming traffic and to report at the January board meeting.

6. New Business

- A sheet was passed around for sign-up for meeting Sites for 2007. See attached.
- Pursuant to a motion by Bruce Wood, seconded by Simon Bennett and carried by the board, a resolution was adopted to express appreciation to Lou Wagner for serving as President for the past two years.

7. There were no homeowners' questions or comments.

The board adjourned to executive session at 8:35 pm. Upon completion of executive session business, the Board reconvened at 9:14 pm and thereafter immediately adjourned, taking no action in public session on matters discussed in executive session.

Respectfully submitted,

Brenda Johnson
LMCA Secretary