

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting December 12, 2007

The December LMCA Board Meeting was held on Wednesday, December 12th, at the home of Bruce Wood, 6362 Brampton Court. Members present: President Bruce Wood, Vice President Loren Scurba, Simon Bennett, Jason Bacheler, Brenda Johnson, and Don Washington. Absent: Delia Riso. Also present: Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Wayne Brewer, Co-Chair of the Covenants Committee. Homeowners present: Bill Evans, Chris Dale, and Lea Abrams.

President Bruce Wood convened the meeting at 7:35 p.m. and welcomed the new Board secretary, Karen Kovach. Roll call was taken.

The minutes of the November 14, 2007 meeting were approved.

Covenants Committee Report – Covenants Committee Co-Chair Wayne Brewer provided the Covenants Committee Report:

Outstanding Issues:

5190 Bedlington Terrace – Garage door painted and driveway paint removed. Landscaping issues remain, to be addressed in spring.

5192 Bedlington Terrace – Nonconforming white window frames in rear of house still not painted brown, as directed. To be addressed as weather permits.

Activity Report:

5203 Cottingham – Approved installation of floodlight to rear of property. Light to be focused into yard.

6315 Chaucer Lane – Approved installation of replacement windows. Reminded owner of requirement for brown-framed simulated storm windows.

Loren Scurba asked what is meant by “simulated.” Wayne will follow up with Adrian Polk, Covenants Committee Co-Chair, for explanation.

Homeowner Bill Evans inquired whether fall inspection letters had gone out to homeowners because he hasn't received one. Wayne advised that letters were sent only to residents who needed to make changes or repairs to their property.

Financial Report

Treasurer Marty McDonald submitted the monthly financial report. He reported on the current CD investments and state of the budget as of December 12, 2007. The snow removal bill has not been received yet. Marty reviewed the end-of-year projections and changes to the 2008 budget since October 10. Some of the changes were in the budget lines for secretarial support, postage, fees and subscriptions, landscape, and electrical and sprinkler maintenance. The complete report is filed with these minutes.

Property Report

Property Manager Roger Casalengo reported the following: He is investigating some Mews lighting problems. Marty advised that the lighting bill was higher in the month of December than any other month this year. It's likely that a sensor is out, meaning that lights remain on during the daylight hours.

Tyson's Tree Service will trim trees, probably in January 2008. Roger has the list of homeowners who requested tree trimming and is coordinating the work with Tysons.

Security

In response to a request by Bruce via Roger to meet with Captain Erin Schiabile, the commander of the Franconia District Station, we were referred to. Officer Jim Nida, Chief of Crime Prevention for followup with a Citizens Advisory Council which meets the 3rd Wednesday of every month. That is the forum in which to raise issues regarding Landmark Mews security.

Homeowner Lea Abrams reported observing suspicious activity on Landmark Mews Drive that included parked vehicles such as trucks and flatbeds, possibly parked illegally and not owned by residents; bags of unknown material were being loaded. She reported seeing drug transactions and has called police frequently. Ms. Abrams suggested enclosing all of the Mews with a security fence and installing a gated entrance. Homeowner Chris Dale expressed her concern about the ensuing cost and that it would result in a dues increase. Simon Bennett observed that Landmark Mews has low crime and measures such as gating the community are not practical.

Don Washington advised that the Board should not wait until another serious crime occurs before taking reasonable measures to increase security and emphasized the importance of putting a security plan in place before the weather gets warmer. Loren Scieurba clarified that an increased county police presence was a matter of allocation of resources and since we are a low-crime area we won't receive increased police presence. Therefore, we need to look into what we can do ourselves to increase security.

Bruce stated that the discussion is ongoing and no suggestions have been formally discounted. He reported that a workers' compensation policy has been purchased, which is a first step toward hiring off-duty police, as required by the Fairfax County police coordinating off-duty assignments. He stated that his approach was to first see what we could learn from the police about what would be an appropriate action. Jason Bacheler stressed that the Board is very much concerned about the security of Landmark Mews and security is a priority. Members agreed that a concerted effort should be made to increase peoples' awareness. For the immediate time being, security awareness is to be emphasized in the Mews News and residents encouraged to keep front and back lights on. Roger is looking into using a higher wattage for community lights.

Ms. Abrams suggested that LMCA take control of Landmark Mews Drive, which led to speculation on what would be involved. Bruce asked if special permits to park would be helpful. If parking was by permit only, it would serve to increase police presence as they would have a reason to patrol. Bruce asked Roger about the process to designate a public street as restricted parking. Wayne Brewer reported that he has experience in this process and recounted a past success in a community where he previously lived. He said that 90 percent of residents living on

the street must approve it. He advised going through Penny Gross's office for information. Lea Abrams volunteered to help, as needed. The Board needs to find out exactly what the process is relative to a townhome community. Roger was asked to look into it.

Other Business

Marty reported a conversation he had with Bob Naismith in which he learned that Verizon was planning to install FIOS (fiber-optics) in the Overlook community. The Verizon fiber-optic technology will provide enhanced service, including television, phone, and high-speed internet all on one account at reduced cost (about \$90.00 a month). Fiber-optic connections would be installed directly into individual homes. This would provide homeowners with an exceptional alternative to Cox Cable, for those who have been dissatisfied with Cox service. He will get more information and inquire about getting the service extended from Overlook to Landmark Mews.

Bruce will circulate a draft of goals and objectives for next year and asked the Board to start thinking about projects. He will also coordinate by email to create a schedule of meeting places.

Bruce announced that this was the last meeting Simon Bennett would attend as a Board member and thanked him for his hard work. Bruce moved to make a resolution that formally acknowledged Simon's service to the community; the motion was seconded by Brenda Johnson and passed unanimously.

There was no other business and an executive session was not held. The meeting adjourned at 9:00 pm.

Submitted by
Karen Kovach
LMCA Secretary.