

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting December 10, 2008

The monthly LMCA Board Meeting was held on Wednesday, December 10, at the home of Loren Sciorba, 6309 Manchester Way. Members Present: Bruce Wood (President), Loren Sciorba (Vice President), Bill Gaffney, and Debb Wisnowski. Absent: Don Washington, Brenda Johnson, and Delia Riso. Also present were Marty McDonald (Treasurer), Roger Casalengo (Property Manager), and Karen Kovach (Recording Secretary). Homeowners present: Leah Abrams, Simon Bennett, Linda Carter, Chris Dale, Bill Evans, and Siham Wehbi.

Bruce convened the meeting at 7:05 PM.

The minutes of the November 5, 2008 meeting were approved.

Covenants Committee Report - No report.

Financial Report - Marty reported he had met with the auditor and reviewed the LMCA Financial Report dated November 30, 2008 (filed with minutes). Included with the hand out is a balance sheet as of November 30, 2008, showing that the association is ending the year financially sound; however, the association is carrying almost \$2,000.00 in bad debt from delinquent dues, the result of a foreclosure and other noncompliance regarding HOA fees. The auditor will create a separate account to reflect this deficit and future occurrences of delinquent dues. Bruce explained that, with respect to the foreclosure, the company succeeding to the property is responsible for paying the HOA fee from the date of its ownership. The prior owner also was delinquent, however, and that amount currently remains uncollectible. Bruce reported that he had asked LMCA's attorney to send letters to the liquidation company now owning the property, as well as the former owner, with the hope of setting up a payment plan. A letter also will be sent to any other owner in arrears.

Property Report - Roger reported that despite the announcement in the November *Mews News* noting availability of outside motion-sensor lights, he has not received any calls. The Board members had hoped that homeowners, especially whose homes back to Stevenson Avenue or Stultz Road, would install the lights. Bruce asked that the notice be reprinted in the newsletter indefinitely. Roger also reported that a water line from a home to the street had ruptured, as has happened to other owners in the past. Repairs are costly - at least \$5,000 - and not all contractors make the repairs properly. Roger urged again that owners subscribe to replacement insurance offered by Dominion Power. Bruce asked that another notice be placed in the *Mews News* alerting homeowners to the water line replacement insurance and advising homeowners to contract Roger before contracting for repair work.

Security - Bruce reported he had contacted Mike Jones, security consultant with Gordon Security, who was the lead author of our security study, who had agreed to prepare an RFP for security cameras.

Bill Gaffney reported that 12 residents had contacted him regarding the Neighborhood Watch program. Bill provided each with an information pamphlet. He has contacted Franconia Police, inviting them to attend a meeting with the volunteers and is waiting for a reply. Bill will contact the volunteers to let them know when the meeting has been scheduled. Al Lenhardt has provided a neighborhood watch kit that has extensive information regarding setting up and conducting a program.

Loren and Karen reported they had researched style and cost of decals, and it was decided to announce in the Mews News that the Resident Parking Decal Program would be implemented in February. A form will be included in the newsletter for residents to complete and turn in.

Other Business - Hosts for board meetings for 2009 were identified. All meetings begin at 7 PM.

January 14 - Loren Sciruba, 6309 Manchester Way
February 11 - Delia Riso, 6269 Chaucer View Circle
March 11 - Joel Kaplan, 6309 Chaucer View Circle
April 8 - Siham Wehbi, 6270 Chaucer Lane
May 13 - Bruce Wood, 6362 Brampton Court
June 10 - Linda Carter, 6304 Chaucer View Circle
July 8 - Marty McDonald, 6318 Manchester Way
August 12 - Bill Gaffney, 6317 Manchester Way
September 9 - Linda Carter, 6304 Chaucer View Circle
October 14 - Roger Casalengo, 6325 Manchester Way
November 11 - Delia Riso, 6269 Chaucer View Circle
December 9 - Bruce Wood, 6362 Brampton Court

Bruce acknowledged the service given on the Board by Don Washington, Debb Wisnowski, and Brenda Johnson, whose terms expire at the end of the year. Bruce thanked them for volunteering their time to the community, noting that Debb and Brenda had stepped forward to fill unexpired terms after the departure of resigned board members.

There being no further business, the meeting was adjourned at 8:00 p.m. The January 14 2009 meeting will be held at Loren Sciruba's, 6309 Manchester Way.

Karen Kovach
Secretary