

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES

Board Meeting October 16, 2008

President Bruce Wood called the annual homeowner's association meeting to order at 8:00 p.m. at the Samuel Tucker Elementary School, Cameron Station. Other Board members attending: Bill Gaffney, Brenda Johnson, Delia Rison, and Debb Wisnowski. Also attending were Marty McDonald, Treasurer; Karen Kovach, Secretary, and Estella Laguna, LMCA webmaster.

In attendance were 36 homeowners or residents.

Bruce Wood opened the meeting with a report on the status of the 2008 Goals and Objectives. Using a PowerPoint briefing he reviewed the goals and objectives that had been accomplished throughout the year (see briefing filed with minutes). He emphasized the steps the Board has taken to protect the financial integrity of the association and, reviewing the short- and long-term obligations, gave an account of the Association's ability to meet them. The Board reported that a dues increase would not be necessary in the foreseeable future.

- Task Force appointed to review governing documents has completed their review and submitted recommendations, which the Board approved. The next step is ratification by the community. Bruce suggested that the new Board see this process through.
- Task Force to review architectural standards completed their review and submitted their recommendations to the Board in April. The changes were minor.
- Plan for enhancing community security is ongoing. The Board had secured a security analysis by Gordon Associates in June and followed-up the subsequent report with a security survey that asked homeowners specific questions on steps they were willing to support. The next step is to adopt a plan and obtain cost estimates. Based on the estimates, the Board will decide what measures to implement.
- Most of the work approved last November for infrastructure repairs and landscape and maintenance has been completed. Beautification of the Berm is ongoing. Old plants have been removed in preparation for replanting; additional work will be carried out as funding allows.

At the October Board meeting, prior to the annual meeting, the Board adopted a landscaping and infrastructure repair and maintenance plan (filed with Board meeting minutes). One of the items has to do with improving lighting in Landmark Mews, which is included in the security-enhancement recommendations. Estimates are being obtained.

Treasurer's Report: Following the President's report, the Association Treasurer presented the annual report. The briefing handout is filed with the minutes. After explaining the accounts (certificates of deposit, savings account, and checking account) and summarizing the percent of the budget spent on each category, he concluded that the Association is in good shape, according to the budget analysis.

Following the Treasurer's Report, a homeowner advised the Board that the area between the fence along the Overlook and the sidewalk on Landmark Mews drive is overgrown with weeds and suggested that this area should be included as a landscape beautification project.

A query followed regarding how projects are approved and undertaken. Bruce responded that if the project falls under "Landscaping" the Property Manager obtains estimates at the direction of the Board, and projects are then approved by a majority vote of the Board. For projects that need expert advice, such as regarding security measures, experts are consulted.

Increasing the salaries of the Treasurer and Property Manager was proposed. That issue will be referred to the Board for discussion.

Question arose as to why the Fairfax County Police don't patrol Landmark Mews more often. Bruce explained the steps taken to increase community-police coordination, including attending one of the monthly community coordination meetings. Police officials explained that they must expend the greater part of their limited resources on more crime-intensive areas. Police drive through Landmark Mews whenever able. It was suggested that since Landmark Mews community roads are private, the Board should frequently invite the police to drive through.

The results of the security survey showed overwhelming support for a neighborhood watch program. The next step will be to ask residents to commit to actively participating.

A homeowner voiced complaint that the landscape maintenance crew did a very bad job on his yard, causing damage to expensive plantings. Bruce advised homeowners to inform the Property Manager, Roger Casalengo, when they don't want yard maintenance service.

Homeowners asked that the intersection at Stevenson and Stultz be cleaned up and maintained, noting that the area around the bus stop needs weeding, and trees and shrubs cut back. Additionally, the intersection is dangerous for pedestrians, especially for people exiting the bus because the stop sign is often disregarded by drivers, and speeding through the intersection and down Stultz Road is commonplace. Homeowners asked the Board to pursue the possibility of marking a cross walk and of taking measures, such as installing speed bumps, to control speeding on Stultz Road.

A homeowner asked for an explanation of how the new Virginia Condominium Association Act that sets out requirements for Home Owner Associations will affect the LMCA. Bruce summarized the major elements of the act and how they apply to Landmark Mews. Insurance and auditing costs have been increased because of the act. Observing that the requirements are complicated, he noted that the Board has been briefed on the act. Many of the provisions do not apply to a self-managed association, however, some, such as requirements governing packets provided to new homeowners, do apply and legal counsel has been consulted.

Concluding the meeting, Bruce thanked the Board members and others for their service to the community. He thanked Adrian Polk for stepping forward in 2007 to fill the Covenants Committee chairman position and also thanked Wayne Brewer for serving with Adrian as co-chair. He thanked the social committee, which has been active over the past year and has

scheduled special events such as the home and garden tours. He particularly thanked All Lenhardt for his assistance in finding a security firm to conduct the security assessment.

In response to a question on the status of home sales in Landmark Mews, Fred Williams, a homeowner and agent with Weichert Realtors, discussed the declining market's affect on Landmark Mews. He advised that sales and home prices will probably remain at their current level for another 18 months. Following Mr. William's report on the housing market, results of the election for three Board seats were presented. Of the 85 ballots received, one was not counted because it cast a vote for four people, not three as instructed.

Joel Kaplan (6309 Chaucer View Circle) - 66 votes.

Linda Carter (6340 Chaucer View Circle) - 65 votes.

Siham Wehbi (6270 Chaucer Lane) - 57 votes.

The winners were congratulated and the members of the Election Committee-Leo Childs (Chairman), Paul Littman, and Serap Fern, were thanked and commended for their work.

The meeting was adjourned at 9:35p.m.

Submitted by
Karen Kovach
LMCA Secretary