

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES  
Board Meeting June 12, 2013

The June 2013 LMCA board Meeting was held on Wednesday, June 12th, at 6325 Manchester Way. Board members present were: Jerry Putman (President), Charles Cureton (Vice President), Joel Kaplan, Maria Santos, Tom Craig and Bill Gaffney. Also present were Roger Casalengo (Property Manager), Bill Evinger (Covenants Chair) and Heather McGhee (Secretary). Absent was Board member Linda Carter. Also in attendance were homeowners Courtney Harden, Chris Dale, Simon Bennett, and Norm Taylor. Jerry convened the meeting @ 7:05pm.

Jerry asked if the Board members approved agenda as presented.

*Joel Kaplan moved to approve the agenda. Bill Gaffney seconded. Approved 6-0. 1 Absent.*

Jerry then asked if everyone had gone over the draft of May's minutes.

*Joel Kaplan moved to approve May's draft minutes. Jerry Putman seconded. Approved 6-0. 1 Absent.*

Jerry started by reminding the board members of all the steps that had been taken to resolve several maintenance issues at 6335 Chaucer View Circle and Courtney then explained where the community now stood in regards to legally being able to enter the property and make improvements. Two bids had been received for the work to the property, one for \$3,600 and the other for \$6,455. Legally, LMCA is required to go with the lower bid, unless there is valid justification that the work will be of lesser quality.

*Jerry Putman moved to approve the implementation of the self-help project on 6335 Chaucer View Circle by the contractor who supplied the lower bid of \$3,600. Joel Kaplan seconded. Approved 6-0. 1 Absent.*

*Jerry Putman moved that Roger Caecalengo supervise the work being done on 6335 Chaucer View Circle. Joel Kaplan seconded. Approved 6-0. 1 Absent.*

It was then announced that the work would begin within the next few weeks.

### **Financial Report**

Jerry announced that the current expenditures through May 31st were in line with the budget and that about \$4,000 per month was being put in the Restricted Reserve.

### **Property Report**

Roger started by saying that the recycle bins had arrived and the bins that were missing would arrive shortly. He then moved on to discuss the lighting upgrade project and said that he had spoken with 6 contractors, none of whom seemed interested in the job. He continued by saying that the estimated cost to significantly improve the lighting throughout the community would be about \$15,000. He then stated that he has one

additional contractor who would come by and take look at the scope of the project by the end of June and that he would report back on the findings at the July meeting.

Roger then moved on and notified residents that there was a circuit out at the end of Manchester Way and Brampton Court. He then said he was getting estimates on the work to improved 3 alleys within the community and he would report back on his findings at the July meeting.

### **Covenants Committee**

Bill Evinger passed out the Request to Modify updates and stated that everything was current as of the date of the Board meeting. He then said that he would have a lot by lot summary report as a result of the spring inspections at the July meeting. He stated that of 148 units, there were 95 action items and 255 advisory items

### **President's Report**

Jerry stated that the resident contact list for Landmark Mews was the most up to date it has ever been with the exception of only 4 residents. Jerry then moved on to discuss the SCS transition. He stated that there had been a few minor issues, all of which had since primarily been resolved. One difference, he reminded everyone, is that late fees would now be paid by the homeowners, and not LMCA.

Jerry then updated everyone on the results of the VDOT-LMCA meeting concerning the Stevenson Avenue landscape plan. Highlights are shown below.

- VDOT will hire a landscape consultant to develop a plan, taking into account conditions on the site and information LMCA has provided.
- There is no particular urgency in developing this plan as VDOT cannot execute the landscaping effort until Fluor complete all retaining/sound wall construction.
- VDOT reiterated its commitment to “do right” by LMCA and Overlook.
- VDOT explained that they have only comitted to “consider” extending the LMCA irrigation system to cover Stevenson Avenue landscaping.
- VDOT tries to avoid greasy strips due to high cost of mowing.
- VDOT and Valley Crest to do not agree with Va Forester recommendation to replace roadside clay with two feet of topsoil prior to planting.
- VDOT things there are better species to plant along Stevenson than those selected for the 2001 VDOT plan.
- Valley Crest agress that Nellie Stevens hollies are hardy here—a good choice for survivable, attractive screening.
- Valley Crest recommends air spading around the construction zone impacted trees as a low cost investment in trying to help save them.
- The approved constructions plans preserve the present, wide, to-of-hill landscape area near cul de sac and the full 8’ to 9’ strip from Stultz to Manchester Way.
- VDOT does not anticipate budget problems in trying to accommodate LMCA landscape desires, which is the project objectives VDOT Chief Engineer Garrett Moore set forth.
- Fluor has a brick-textured sound wall sample that replicates the Maryland sound wall photo we provided.

The possibility of having a Landmark Mews yard of the month was discussed. The winner would receive signage for their yard stating its recognition as being the “LMCA Yard of the Month”.

*Tom Craig moved for the implementation of the Landmark Mews Yard of the Month award. Jerry Putman seconded. Approved 6-0. 1 Absent.*

*There being no further business, Joel Kaplan moved that the meeting be adjourned, and it was seconded by Tom Craig. Approved 6-0. Absent 1, so the meeting was adjourned at 8:07 PM.*

The Board’s next regularly scheduled monthly meeting will be on July 10 at Joel Kaplan’s home, 6309 Chaucer View Circle at 7:00 p.m.

Respectfully submitted,  
Heather McGhee