

# MEWS NEWS

## The monthly news letter of the Landmark Mews Community Association

AUGUST 2012

For Board meeting dates & locations, minutes & reports, governing documents, architectural standards, community news, residents directory, and other important information, log on to **[www.landmarkmews.com](http://www.landmarkmews.com)**.

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### Board of Directors:

President: Dan Aminoff

[prez@landmarkmews.com](mailto:prez@landmarkmews.com)

Vice President: Bill Gaffney

[bgaffney86@cox.net](mailto:bgaffney86@cox.net)

### Members:

Linda Carter [carterxoxo@cox.net](mailto:carterxoxo@cox.net)

Joel Kaplan [superjk2010@gmail.com](mailto:superjk2010@gmail.com)

Tom Craig [tom.craig85@gmail.com](mailto:tom.craig85@gmail.com)

Bill Evans [devans4@cox.net](mailto:devans4@cox.net)

Maria Santos [mariasantos@yahoo.com](mailto:mariasantos@yahoo.com)

**Treasurer:** Marty McDonald

[mmcdon5279@aol.com](mailto:mmcdon5279@aol.com)

**Secretary/Mews News:** Heather McGhee

[secretary@landmarkmews.com](mailto:secretary@landmarkmews.com)

**Property Manager:** Roger Casalengo

[rocky6325@aol.com](mailto:rocky6325@aol.com)

**Mews Webmaster:** Heather McGhee

[secretary@landmarkmews.com](mailto:secretary@landmarkmews.com)

**Covenants Committee:** Bill Evinger, Dick Fiske, Mecky Putman, Simon Bennett, Suzann Evinger, Michael Davids, Brian Koechel  
[covenants@landmarkmews.com](mailto:covenants@landmarkmews.com).

**Neighborhood Watch Chairman:** Joel Kaplan

[superjk2010@gmail.com](mailto:superjk2010@gmail.com)

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### **President's Message**

On July 25th, the Board held a special meeting at the request of Board members Bill Gaffney, Joel Kaplan, Linda Carter and Bill Evans. After an executive session, the Board voted 5-1 to remove me as President (Tom Craig was absent). Vice President, Bill Gaffney assumed the role of President on an interim basis. The Board decided to wait until the next regular meeting on August 7th to choose a new President.

The Board did not make an announcement to the community about this action; however, on July 30th,

former President Loren Scieurba did so on his own accord. Community response required the regular monthly Board meeting to be moved from Board Member Kaplan's residence to the Samuel Tucker Elementary School. Approximately 65 people attended.

At the request of Board Member Santos, an item was placed on the agenda to amend the vote previously taken at the July 25th Special Board Meeting. Board Member Santos wished to change her vote from "Yes" to "Abstain." She stated she did not feel she had enough information on the 25th, but was not

aware that she could abstain from a vote. Before the Board could take action in this regard, Homeowner Jim Landerkin raised a point of order that there had not been sufficient notice given to the community and that the Board had not provided any indication of the subject of the special meeting, as required by LMCA by laws and Virginia law, so any motion acted upon at that meeting was invalid. In addition, four Board members stated they conducted another meeting, prior to the 25th, without notice to the community or to the other three Board Members. After further discussion it was decided to move forward with the agenda and to rescind the vote taken at the July 25th Special Meeting. The Board reset the “clock,” and I am once again the President of the Board.

**Financial Report** – All the expenses for July were in line. There were no unusual expenses and all is going according to proposed budget.

The topic of contracts for the Property Manager, Treasurer, Secretary and Covenants Chair was raised. Treasurer Marty McDonald said that although LMCA's independent auditor was under the impression that contracts were already in place, that has never been the case. The Board decided to create contracts for the above positions as soon as possible. Additionally the topic of the contractors being issued 1099's was discussed. The IRS rule states that anyone receiving more than \$600 per year, and who has not filed an exemption via IRS Form W-9 must be issued a 1099. After some discussion, Marty committed to issue IRS Form W-9's for completion by all vendors and contractors immediately and

he will issue IRS Form 1099's at year end as required.

**Property Report** – Property Manager Roger Casalengo began by saying that there are no projects that need to be voted on this evening and reported on what was coming up. He was working on the snow removal contract and it will be ready for approval at the Board meeting in September. All the burnt out bulbs had been replaced throughout the community and he reminded residents to report light outages to him so that he can get them replaced as soon as possible. There are two proposals for a new fence at the entrance to the community closest to the end of Landmark Mews Drive on the website for review. The Board will consider these proposals at the September meeting. Please review the design and send any feedback to me.

**Budgetary Adjustments** -- The Board continued to discuss options for restructuring our budget. As I mentioned in my last Message, two alternative budget plans have been presented by the Treasurer and myself. Both can be found on the Landmark Mews website. We are reevaluating our plans to be sure the budget is on track with the reserve analyst's recommendations. Essentially, we need to be sure your dues are being deposited into the correct accounts, and that those accounts will grow sufficiently to offset scheduled expenditures. I hasten to note: No one is recommending a dues increase! This discussion is about how we allocate the funds we have, not raising more revenue.

The Board did not make a decision at the August meeting. Several homeowners recommended the Board consult with

experts in real estate and/or mortgage lending to see what budget adjustments might be necessary or desirable for prospective buyers and their lenders.

**Annual Meeting** – We intend to hold the Annual Meeting of the Landmark Mews Community Association on Thursday October 18th, 2012. The meeting will take place at 8:00 PM at the Samuel Tucker Elementary School cafeteria in Cameron Station. I will provide the state of the Mews, Treasurer Marty McDonald will report on the Association’s financial status, ballots will be counted, and election results announced.

There are two (2) Board seats up for election this year. The deadline for filing a petition of candidacy is Friday September 21st at 5:00 PM to the Chairperson of the Elections Committee, Steve Rochon. A candidate must file a petition of candidacy, “signed by not less than five Members representing five Living Units.” The petition should also include a brief biographical narrative and other pertinent information as to your service on the Landmark Mews Board of Directors.

That is it for this month. The next meeting will take place on Wednesday September 12th at 7:00 PM at 6304 Chaucer View Circle.

Thank You!

*Dan Aminoff, President*

Contact me: [prez@landmarkmews.com](mailto:prez@landmarkmews.com)

*\*The Mews has several new residents, and we are hoping to obtain their contact information. If you are new to the Mews or if you have updated*

*information, please complete the form on the back of the Mews News to be sure you are on our E-Mail list. It will soon be our only method of communication.*

### **Covenants Corner**

The Committee again wants to thank all the residents who have completed their spring inspection repairs. This year, due to the high temperatures and severe storms, the Committee will begin the required follow-up inspection in October, not the usual September. Only residents who continue to have outstanding **required items** will receive follow-up letters. LMCA rules call for a written response from the homeowner regarding their corrective action plans for required items not completed. The Committee will follow-up with correspondence and inspections as necessary to resolve any outstanding issues. In the event that no response is received, the Committee will turn the matter over to the Board for further action.

William R. Evinger

Chair, LMCA Covenants Committee

### **Neighborhood Watch**

On Friday, July 28th, a resident discovered two automobile seats, a baby seat, and miscellaneous other items dumped in the Landmark Mews cul-de-sac. These items came from an automobile that was stolen from a resident of the nearby Cascade Apartments in Alexandria, VA. Additionally, I have recently learned of an attempted break-in of a resident's home on June 5, and in early July, Fairfax County police were dispatched to two homes from a 911 distress call.

I would like to remind all residents to keep their doors locked at all times and to report any suspicious persons or activities to the Fairfax County Police. Their non-emergency phone # is 703.691.2131.

I would also like to be informed ([superjk2010@gmail.com](mailto:superjk2010@gmail.com)) so that I can make sure that these incidents get reported in the Mews News, and if need be, reported to the residents even sooner.

Below is my contact for Crime Reports. For those who are interested, you can ask to be put on this e-mail list.

MPO Jim Reid, Crime Prevention  
Officer  
Franconia District Station  
6121 Franconia Rd.  
Alexandria, VA 22310  
(703) 922-8263  
Email: [james.reid@fairfaxcounty.gov](mailto:james.reid@fairfaxcounty.gov)  
Website:  
<http://www.fairfaxcounty.gov/police/stations/franconia/>

Thank You.  
Joel Kaplan  
Neighborhood Watch.

### **Please Slow Down**

Please slow down while driving in the community and please obey the Stop

signs. We have both children and the elderly living in the community, and it is simply not safe to drive fast on our narrow streets.

### **Reminder - Parking Policy**

Please remember that the Landmark Mews Parking Policy has provisions for both residents as well as guests. Here are a few reminders:

1. Resident vehicles must display a Landmark Mews decal
2. Residents may not park in Visitors parking between 10:00 AM and 8:00 PM
3. Guests need to leave a note in their car as to whom they are visiting

### **Board Meeting Dates and Host**

September 12th, 7:00 p.m. at the home of Linda Carter, 6304 Chaucer View Circle.

### **REAL ESTATE ACTIVITY**

*Courtesy of Fred and Nancie Williams, Weichert Realtors and Landmark Mews homeowners.*

\*Unfortunately there wasn't any real estate information available at the time this went to press. Please check the website for updates. Thank you

## LMCA Board Attendance 2012

Member Name	Position	Jan 11	Feb 8	Mar 14	Apr 11	May 9	Jun 13	Jul 11	Aug 8	Sep 12	Oct 10	Nov 14	Dec 12
Dan Aminoff	President	Y	Y	Y	N	Y	Y	Y	Y				
Bill Gaffney	Member	Y	Y	Y	Y	N	Y	Y	Y				
Linda Carter	Member	N	Y	Y	Y	Y	Y	Y	Y				
Joel Kaplan	Member	Y	Y	Y	Y	Y	Y	Y	Y				
Tom Craig	Member	N	N	Y	Y	Y	Y	Y	Y				
Delia Riso	Member	Y	Y	Y	N	Y	Y	NA	NA				
Bill Evans	Member	NA	NA	NA	NA	NA	Y	Y	Y				
Maria Santos	Member	NA	NA	NA	NA	NA	NA	Y	Y				
Marty McDonald	Treasurer	N	Y	Y	Y	Y	Y	Y	Y				
Roger Casalengo	Property Manager	Y	Y	Y	Y	Y	Y	Y	Y				
Heather McGhee	Secretary	Y	Y	Y	Y	N	Y	Y	Y				

Please keep the MEWS informed about your current contact information. Please use the form below to update your contact information. As we may not have your most current information, we ask that all owners and residents complete the attached form and return with your next dues payment or E-Mail the information to Roger Casalengo at [rocky6325@aol.com](mailto:rocky6325@aol.com).

Thank you for your cooperation and in helping the community maintain an up to date database.

Name(s):

Mews Property Address:

Mailing Address:

City:

State:

Zip:

E-Mail(s):

Landmark Mews Parking Decal Numbers:

If you don't have a parking decal for any of your vehicles, please let us know the following about your vehicle:

Make:

Model:

Year:

License No.: