

MEWS NEWS

The monthly newsletter of the Landmark Mews Community Association

SEPTEMBER 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**.

Board of Directors:

President: Dan Aminoff
prez@landmarkmews.com
Vice President: Bill Gaffney
bgaffney86@cox.net

Members:

Linda Carter carterxoxo@cox.net
Joel Kaplan superjk2010@gmail.com
Tom Craig tom.craig85@gmail.com
Bill Evans devans4@cox.net
Maria Santos mariamsantos@yahoo.com

Treasurer: Marty McDonald
mmcdon5279@aol.com

Secretary/Mews News: Heather McGhee
secretary@landmarkmews.com

Property Manager: Roger Casalengo
rocky6325@aol.com

Mews Webmaster: Heather McGhee
secretary@landmarkmews.com

Covenants Committee: Bill Evinger, Dick Fiske, Mecky Putman, Simon Bennett, Suzann Evinger, Michael Davids, Brian Koechel
covenants@landmarkmews.com.

Neighborhood Watch Chairman: Joel Kaplan
superjk2010@gmail.com

President's Message

On a spectacular September 12th, the Board held its regular monthly meeting. As had been previously announced, Treasurer Marty McDonald will be retiring effective October 31st of this year. We thank him for his many years of service to the community and wish him well in his future endeavors.

To fill the position of Treasurer, or more accurately financial manager, the Board has created a Request for Proposal (RFP) seeking a qualified individual or management company to perform these duties. Given the need to have a new

entity in place as of October 1st, the deadline for the return of an RFP is Friday September 21st.

September 21st is the also the deadline for any potential candidates to file a petition seeking election to the Landmark Mews Board of Directors. Anyone interested in running for the two available seats needs 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. This must be delivered to Steve Rochon, the Chairman of the Elections committee by 5:00 PM on Friday September 21st.

The Board will host a Candidate's Meet and Greet at 3:00 PM on Sunday September 30th in Manchester Park.

This is a casual time to meet the candidate's and discuss their visions for the community. We hope that many of can make it. (Note: The Redskins play at Tampa Bay that day starting at 4:25 PM)

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

Treasurer McDonald has certified to the Board that all vendors and independent contractors have completed a W-9 form, which is now on file with the Association.

The Treasurer reminds all interested parties to review the proposed 2013 budget that is available on-line as a final budget will be adopted at the October 2012 regular board meeting.

Property Report – Property Manager Roger Casalengo presented several projects for approval the meeting. The projects include some inside the wall pointing; additional tree trimming, shaping and stumping; beautification project near the mailbox on Manchester Way adjacent to Manchester Park; beautification of the driveway entrance at Manchester Way; beautification to the area that houses the Landmark Mews sign at corner of Stultz and Stevenson; and some beautification to the island at the corner Chaucer Lane and Chaucer View Circle.

The Board approved the fence proposal from Arlington Fence Company for the entrance to the community at the end of the Landmark Mews Drive cul-de-sac. The proposal and a rendering is available on the website.

Approved Color Palette – The Board adopted a new color palette. The new color palette is the current Colonial and Chesapeake color palette available from McCormick paint. The new color palette can be viewed here:

<http://www.mccormickpaints.com/Commitment to Color/McCormick Color Cards/Exterior Color Collection/index.php>

A link to the new palette will be available on the website shortly.

Mirror Image Units – The Board tabled the discussion of deleting all references to mirror image units contained in the current architectural standards. The Board wanted to inspect mirror image units in the daylight before making a final decision on this matter. This item will be on the October agenda for further consideration.

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 has been reviewing these proposals, consulting with real estate agents, and seeking advice from other qualified parties. We will make a decision on these proposals in conjunction with the budget discussion at the October meeting.

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.

As indicated above, 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 October 10th at 7:00 PM at 6304 Chaucer View Circle.

Contact me: prez@landmarkmews.com

Thank You!
Dan Aminoff, President

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.*

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.

Pet Waste

We have a pet waste issue in the community and it is an ongoing problem. Unfortunately, we also have a few Mews residents who are not diligent about picking up after their pets. The responsibility of owning a pet continues past your own walls. It is simply inconsiderate and rude to leave pet waste out in our public areas or worse, on someone's private property. Finally, it is not okay to simply let a pet out through your yard fence to take care of business and leave the waste. Thank you for your ongoing assistance with this issue.

Trash Policy

Please make sure to use black drum liner type bags as opposed to the white trash bags. Additionally, please don't put your trash out until the morning of the pick-up.

Thank you.

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

October 10th, 7:00 p.m. at the home of Linda Carter, 6304 Chaucer View Circle.

Annual Meeting

October 18th, 8:00 p.m. at the Samuel Tucker Elementary School cafeteria in Cameron Station.

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	Y			
Bill Gaffney	Member	Y	Y	Y	Y	N	Y	Y	Y	Y			
Linda Carter	Member	N	Y	Y	Y	Y	Y	Y	Y	Y			
Joel Kaplan	Member	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Tom Craig	Member	N	N	Y	Y	Y	Y	Y	N	Y			
Delia Riso	Member	Y	Y	Y	N	Y	Y	NA	NA	NA			
Bill Evans	Member	NA	NA	NA	NA	NA	Y	Y	Y	Y			
Maria Santos	Member	NA	NA	NA	NA	NA	NA	Y	Y	N			
Marty McDonald	Treasurer	N	Y	Y	Y	Y	Y	Y	Y	Y			
Roger Casalengo	Property Manager	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Heather McGhee	Secretary	Y	Y	Y	Y	N	Y	Y	Y	N			

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.

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.: