

MEWS NEWS

The monthly newsletter of the Landmark Mews Community Association

OCTOBER 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 (Through 10/31/12):

Marty McDonald mmcdon5279@aol.com

Interim Treasurer (After 10/31/12):

Chris Dale lmtreasurer@cox.net

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 Tuesday October 9th, the Board held its regular monthly meeting, and on Thursday October 18th the Community held its Annual Meeting.

Congratulations to Charles Cureton and Jerry Putman on their election to the Board effective on January 1, 2013. A special thanks to Karen Gray for running and we look forward to your continued involvement in the community. There were 104 homeowner's ballots received. The results were as follows: Charles

Cureton 97; Jerry Putman 73; and Karen Gray 38.

Unfortunately, 10 ballots had to be disqualified as the members that returned these ballots did not follow the instructions as indicated in the accompanying letter. It is critical that each of you read the instructions and follow them to a tee. I believe in all cases the ballots were not first placed in the small envelopes marked "Ballot" and then placed in the larger return envelope.

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

At the October 9th meeting, Linda Carter agreed to act as Interim Treasurer until a replacement is identified. Then, subsequent to that meeting, Chris Dale, a resident, stepped up to serve as Interim Treasurer effective November 1st. The Board unanimously approved the appointment of Chris Dale as Interim Treasurer.

The Board decided to defer a decision on a permanent replacement for the Treasurer/Financial Manager position. The Board, including the newly elected Board members, intends to hold private interviews with 4 or 5 potential service providers between now and the end of November. The Board will evaluate the candidates on a number of different criteria, and make a final decision in November or December.

For those of you that are not familiar with our budget and the amount the community pays for mostly resident supplied services (self-management), I thought I would break it down for you here in the Mews News. Here is what we are currently paying:

Property Manager (Roger Casalengo): **\$12,000 per year**
Treasurer (Now Marty McDonald, then Chris Dale) **\$12,000 per year + \$900 to our auditor to justify accounts monthly. (Because we are self-managed our Treasurer cannot sign checks and justify accounts) for a total of \$12,900.**

Covenants Chairperson (Bill Evinger) **\$12,000 per year**
Secretary (Heather McGhee) **\$3,600 per year**
Webmaster **\$4,000 per year**

Total \$44,500 per year

The Board has in its possession 3 proposals from outside management companies and 1 proposal from a bookkeeping service to supply our Treasurer functions from between \$10,000 and \$11,000 per year. (Full service would run about \$15,000. With professional management, we would be getting enhanced services. Not only would they keep the books, but provide a broad array of services within the financial suite including ACH dues debit, on-line ordering of sellers' documents, useful professionally prepared reports, etc. Not to mention that expert advice we would receive from a company whose job it is to stay current on all legislative changes and the IRS rules. We would be certain our financial management would be compliant with the law.

Earlier this year, I asked the two most recent past Presidents to research professional Property Management and Treasurer options. It was a necessary exercise to be sure that we had a plan should our Property Manager or Treasurer become unable or unwilling to continue to serve.

The Property Manager feels that there is a move afoot to remove him before he is ready. That couldn't be further from the truth, but his strong feelings on this subject, I fear, are coloring the Board's balanced consideration of the professional services option. That is

unfortunate. It is important for the Board to weigh all options fairly and without regard to personal relationships. It is necessary for the community to know what property management services cost on the open market.

It is encouraging to note that for not much more than these companies charge for handling the Treasurer function, we can obtain full property management. When the time comes, as it assuredly will, the community would save thousands of dollars. Eliminating the “heavy lifting” (and budgeted positions) from the Treasurer, Property Manager, and Covenants Chair functions, combined with the estimated cost of full-services (\$15,000) would produce a net saving of about \$21,000 per year or the equivalent of about \$12.00 per home per month or about \$142 annually.

Property Report – Property Manager Roger Casalengo began by saying that several of the projects recommended by the Landscape Advisory Committee had been completed including the stump removal from the Berm. He continued by saying that the wall pointing had not been completed yet. Landmark Mews is in need of updated gate signs such as “Neighborhood Watch”, “Residents & Guests Only, and “Private Property.” The signs would be 6 inches x 9 inches and would be black with silver lettering. The purpose is to prevent casual trespassers and overflow from other communities.

The Board approved the expense for these replacement signs as well as the expense for a drainage project at a couple of areas in the Berm.

Covenants Committee – Bill Evinger began by saying that the fall re-inspections are being done and that he would have a full report at the November meeting. He continued by saying that there were currently only 3 homeowners who had failed to fix repeated violations.

Budget – The Board, in a split vote, adopted the budget proposal as recommended by outgoing Treasurer Marty McDonald. In order to fund that budget, the Board, again in a split vote, amended a long standing Resolution that required a minimum of \$150,000 to be kept in an unrestricted reserve. The Resolution was amended to keep a minimum of \$50,000 in an unrestricted reserve.

That is it for this month. The next meeting will take place on Wednesday November 14th at 7:00 PM at 6309 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.

Dominion Power Home Protective Services

Please be aware of the below services provided by Dominion Power (800) 562-8419. If you have not had your original water line replaced, it is imperative that you obtain, at a minimum, the Water Line Replacement coverage. This can save you thousands of dollars WHEN your water line fails. All are available at the monthly fees listed below.

In-home Plumbing	4.95
Electric Line Repair	3.50
Sewer Line Repair	5.25
Water Line Replacement	4.50

Preferred Restoration	1.75
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	\$19.95

Trash Policy

Please make sure to use black drum liner type bags as opposed to the white trash bags. Additionally, please do not 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

November 14th, 7:00 p.m. at the home of Joel Kaplan, 6309 Chaucer View Circle.

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

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.: