

MEWS NEWS

The monthly newsletter of the Landmark Mews Community Association

DECEMBER 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

Interim Treasurer: 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 Wednesday December 12th, the Board held its regular monthly meeting, my last as President of the Association. During the past two years, we have had many accomplishments. Among these:

- HOT Lanes successfully relocated south of Landmark Mews
- Street Re-paving
- Concrete and driveway replacement throughout the community
- Successful settlement with Virginia Paving for a complete re-do of the paving project
- Renewed Valley Crest contract for 5 years at a significantly reduced cost to the community
- Renewed AAA Trash contract for 3 years at a significantly reduced cost to the community,

for the future, and for the remaining term of the current contract

- Garage sale Resolution passed with reasonable guidelines.
- Increase communication to the community through e-mail and door drops

At the outset of 2012 I had set several goals for this year's Board. I had much success, but there is still more to do.

We have had continued success with VDOT in achieving our Memorandum of Understanding (MOU) protecting the Mews' interests in construction of the I-95/I-395 HOT Lanes. While we have received commitments with regard to curb, gutters, and landscaping, the sound wall specifications have yet to be revealed. VDOT and their contractor, Flour, are still negotiating project details. Until these negotiations are complete and the Federal Highway Administration blesses the plan, the sound wall specifications cannot be presented to the community. It is imperative that we stay vigilant in our efforts to protect our community by ensuring the sound wall will be an improvement that adds value.

The project is approximately 60 days behind schedule at this stage. Still to come are the sound wall heights at Stevenson Avenue, projected noise reduction calculations, community meeting about the sound wall voting process, designation of homeowners eligible to vote, and the actual sound wall vote. A special thanks to Tim and Annie Foster for all their hard work in keeping on top of the various players and their keen insight on how to

effectively work with government agencies.

We have also improved the landscaping throughout the community, including the berm path, both entranceways, the corner of Stultz and Stevenson, and Manchester Park. The work started by Estella Laguna and continued by Kathleen Ryan has been much appreciated during my presidency. I think the Mews looks fantastic, and I know we can expect good recommendations for further improvement from Kathleen's Landscape Advisory Committee this spring.

The following areas of opportunity remain for the new Board to tackle so that we can ensure long-lasting financial soundness, as well as enhancing the appearance and use of common areas.

- Modernizing the lighting through the community, both to brighten it up and to reduce costs in maintenance and electricity
- Revisiting the Visitor Parking rules in light of changing demographics within the community
- Restructuring the reserve accounts and account allocations to comply with the 2011 Reserve Analysis recommendation
- Moving the community toward professional management and away from the inherent conflict of interest and manufactured strife presented in this model of self-management.

I know that there are many that like that we are self-managed. However, the community is not immune to unpleasant outcomes when a fellow homeowner and neighbor are involved in the personal financial business of fellow community members. In these days of extreme focus on privacy, and increased corporate accounting complexities, it makes sense to have our financial functions outsourced to a third party that is subject to all the current security and privacy regulations, has expertise in all current accounting regulations, and is contractually bound to adhere to a service level agreement. It is simply not prudent to continue a model of management that leaves community members exposed to a breach of privacy with no recourse, and faulty and/or uneducated accounting practices.

I am grateful to have an on-site property manager, but I do not believe the community is best served by having this person manage all aspects of the community's infrastructure. This aspect of our business can best be handled by professionals that work with multiple communities and multiple contractors on a day-to-day basis. In the meantime, as long as our current property manager is willing to serve as such, there is a role for him; however, the Board needs to put a succession plan in place for the next iteration of how the community will be managed to ensure the continuation of the high standards we have come to appreciate.

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

This was the second report from our Interim Operations Treasurer, Chris Dale. She is only acting in this role for a limited amount of time, so hopefully the new Board will quickly determine the best course of action for how our financial functions will be managed.

Property Report – Property Manager Roger Casalengo feels that the community should consider replacement of all the mail box units. The cost to do so will be approximately \$20,000. He will present proposals from a couple of vendors at the January meeting.

The USPS is under an ongoing obligation to maintain our existing mail box units, however, given their budgetary constraints, it is simply not possible for them to do so. We have had a homeowner that has been kind enough to fix one of the troublesome boxes, and it is possible that other boxes will become disabled in the future.

However, the more pressing issue within the community is our lighting. Given the recent crime incidents, an investment in new lighting infrastructure is needed. The lighting is dated, there are too many blind spots, and between the electrical cost and the cost to maintain the lights themselves, it is past time to install a new system.

I urge the new Board to strongly consider new lighting as the highest priority project to aid in the safety of residents, and add value to the community.

Covenants Committee – Bill Evinger was out of town, and did not send a delegate from the Covenants committee. A Request to Modify summary was

submitted. There is one pending request related to window replacement that is still pending committee approval.

Holiday Trash Schedule – Please note there will be no trash pick-up on Tuesday December 25th and Tuesday January 1st.

That is it for this month. The next meeting will take place on Wednesday January 9th at 7:00 PM at 6729 Chaucer View Circle. I hope everyone has a very happy and peaceful holiday season. It has been a pleasure serving on the Board and as your President for the past 3 years.

Contact me:
danielhaminoff@gmail.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
	<hr/>
	\$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

January 9th, 7:00 p.m. at the home of Maria Santos, 6729 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	Y	Y
Bill Gaffney	Member	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y
Linda Carter	Member	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Joel Kaplan	Member	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tom Craig	Member	N	N	Y	Y	Y	Y	Y	N	Y	N	Y	Y
Delia Riso	Member	Y	Y	Y	N	Y	Y	NA	NA	NA	NA	NA	NA
Bill Evans	Member	NA	NA	NA	NA	NA	Y	Y	Y	Y	Y	Y	Y
Maria Santos	Member	NA	NA	NA	NA	NA	NA	Y	Y	N	Y	N	Y
Marty McDonald	Treasurer	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	NA	NA
Roger Casalengo	Property Manager	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Chris Dale	Iterim Treasurer	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Y	Y
Heather McGhee	Secretary	Y	Y	Y	Y	N	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.

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.: