

**London Towne Homeowners Association
Board of Directors Meeting**

January 27, 2005

APPROVED

ATTENDANCE:

Robin Peralta, President
Joe Climo, Vice President
Sally Saucedo, Treasurer
Mike Mallon, Secretary
Mike Lannes, Director

Craig Courtney, Sequoia Management
Jessica Azzarano, Sequoia Management
Samantha Drysdale, Recording Secretary

CALL TO ORDER: The President called the meeting to order at 7:04 p.m.

RESIDENT INPUT:

A resident expressed their opinions about Battlefield Towing. They were concerned about who Battlefield worked for, are they working for the community or just out there to make money? Ms. Peralta explained what the guidelines of the contract with Battlefield entailed. Another resident asked if when they go to their property in London Towne do they have to park on the main street because they do not have a parking pass? It was explained by the Board what the parking policy entailed. It was also asked about the pricing that Battlefield uses. Mr. Courtney explained that Fairfax County regulates the pricing for towing.

A resident expressed their concerns about 14804 Hatfield Square. There are numerous people living in the property, screen door has been ripped off the property, a car bumper is on the property, trashing the property, antagonizing the younger children in the community.

A resident wanted to thank the Board for their support on the residents from 1481 Bodley Square. They are very happy for everything that the Board has done for them in the situation.

A resident wanted to address the renovation of 14826 Hatfield square; no ACC Approval was given for any renovation. Also, the previous owner from 14821 Hatfield Square has called AAA many times for special pickup, AAA has yet to come pick anything up. They asked for Sequoia Management to help out the previous owner with AAA to speed up the pickup. Mr. Courtney stated that Sequoia will make a call to AAA.

A letter from Paul Eckerman was reviewed by the Board.

MANAGEMENT REPORT:

Mr. Courtney presented an analysis of the Balance Sheet, Income Statement and General Ledger. The Board reviewed the information. The Board did not have any questions.

MINUTES:

The minutes from the December 2, 2004 meeting were not included the Board packet. A motion was made to approve the minutes as changed, seconded and approved (5,0,0).

COMMITTEE REPORTS:

Landscape Committee: No written report.

Block Captain Committee: Block Captains have had a lot of issues. Trash is a big issue; residents are complaining that they have to pick up trash that Charlie normally picks up. Residents have picked up numerous bags of trash. Trash is piling up in the alleys of the community as well as on the streets. Numbers and lines on Hoxton cannot be seen at all. Mrs. Peralta stated due to the weather, painting numbers and lines would not happen until spring. There are concerns about violation letters not going out to homeowners. There is a lot of graffiti and trash in Smethwick Park. The block captain from Smethwick has asked for support from Sequoia Management to help with the trash issue. It was recommended to the Board to send out a friendly reminder about the trash. Block captains have complained about the Annual Assessment raising and not seeing anything more being done in the community.

Declaration Committee: Ms. Bethea stated that they are on track according to the action items. The deadline for completion is the annual meeting for 2006.

HEARINGS: Val Parker (tenant) and Boyce Fitzpatrick (owner) from Paddington Lane and John Pascerella from Hatfield Square were present for their hearings. Mr. Thompson did not attend the hearing.

Mr. Fitzpatrick presented his case to the Board regarding parking issues with his tenant. After Mr. Fitzpatrick concluded, his tenant, Ms. Parker, presented her case to the Board.

Mr. Pascerella presented his case to the Board regarding the issues with his tenants. He asked the Board for as much information as possible they could provide about his property and tenant.

ARCHITECTURAL APPLICATIONS:

The following applications were presented to the Board.

- A. Kashyap (14805 Smethwick Place) – existing windows and fence – approved
- B. Haddox (6138 Gothwaite Drive) – shed replacement – need more information
- C. Boykin (14889 Lambeth Square) existing front door and sliding glass door – approved
- D. Min (14811 Palmerston Square) – install new shed – disapproved, does not comply with guidelines
- E. Min (14811 Palmerston Street) – install new exterior vent – approved
- F. Vespucci (6250 Paddington Lane) – existing fence and storm door – approved
- G. Vespucci (6250 Paddington Lane) – existing deck and windows – disapproved windows do not comply with current ACC guidelines. Deck approved subject to the cover being removed
- H. Capital Investments (14826 Hatfield Square) – existing front door – approved

- I. Capital Investments (14826 Hatfield Square) – existing windows – disapproved, windows have no grids
- J. Capital Investment (14826 Hatfield Square) – existing shed – disapproved, need dimensions of shed
- K. Capital Investments (14826 Hatfield Square) – existing fence – approved
- L. Perez (6003 Weadlstone Court) – existing storm door – approved
- M. Haller (6212 Paddington Lane) – new windows – approved
- N. Latu (14811 Maidstone Court) – exterior light – approved subject to using one of the approved styles as noted in guidelines and installing light next to front door rather than on eyebrow as indicated on picture in red.

NEW BUSINESS: The Board reviewed a revised copy of the Policy Resolution No. 9 Parking Policy. It was discussed issuing one parking pass and making it mandatory to display the pass while parked in an unlicensed Common Area parking space. A motion was made to reissue the revised parking policy and issue one parking pass (4,0,1).

The Board reviewed a proposal to use Richard J. Schuetz for the Reserve Study. A motion was made to use Richard J. Schuetz for the Reserve Study (5,0,0).

The Board reviewed trash proposals from AAA and American Disposal. A motion was made to accept the proposal from AAA (5,0,0).

EXECUTIVE SESSION:

The Board recessed Open Session and convened in Executive Session to discuss pending and proposed litigation as well as delinquent accounts at 9:25 p.m. The Board reconvened in Open Session at 9:45 p.m. A motion was made to take no action on Mr. Fitzpatrick and Mr. Pascerella's properties at this time but continue to monitor the properties (5,0,0).

A motion was made to charge Mr. Thompson \$10.00 a day, effective immediately for the violations on his property (5,0,0).

ADJOURNMENT: A motion was made, seconded and approved unanimously to adjourn at 9:48 p.m. (5,0,0).