

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

June 24, 2004

ATTENDANCE:

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

APPROVED

Craig Courtney, Sequoia Management
Elizabeth Scarangella, Recording Secretary

CALL TO ORDER:

The President called the meeting to order at 7:07 p.m.

RESIDENT INPUT:

A resident questioned the need for the brick on the back of his house to be painted. He agrees it needs to be cleaned. The board will consider the matter and get back to the resident. It was determined that the brick was originally painted and will need to be painted again.

A resident asked how the towing company was chosen and the guidance the company was given. The Board explained the process.

A resident questioned the legality of implementing the parking policy and said there is no visitor parking. A visitor of the resident had their car vandalized. She feels the neighborhood has suffered because the community appears like a parking lot.

Another resident said that he feels the parking policy has put neighbor against neighbor. He suggested that resident contact the Department of Zoning to report over crowding or numerous unrelated persons residing in one home. He suggested that the community try to get the commercial vehicles off the community street. The London Towne and Second London Towne communities are working together to become a restricted parking area and eliminate recreational vehicles.

Another resident felt that progress has been made in the community, but she feels that the parking resolution is too restrictive. She also feels that the architectural guidelines are being enforced subjectively.

A resident asked why Dominion Towing was permitted to tow cars out of numbered spaces. The company was told to patrol and tow any car that did not have a pass. He would like to have the residents be able to police their own numbered parking space.

One resident stated that the parking policy had been worked on for three years and had hoped for resident input while the policy was being formed. The Board indicated that the policy would be revisited after it had been implemented for 6 months. Now that residents are speaking and voicing their concerns the Parking Committee and Board will consider all of these comments.

One resident felt it was small price to pay to put the parking pass in the car to ensure a personal space.

A resident asked for a copy of the Dominion Towing Contract and the total number of cars towed since the implementation of the parking policy.

A resident asked why the previous legal counsel felt the Board couldn't implement a parking policy. Mr. Summers from Chadwick Washington said he couldn't say why the other firm felt the way they did. He could only state that his firm felt that the policy could be executed.

One resident felt that the architectural guidelines increasing from seven pages to over thirty is excessive control. He felt that he should be able to do whatever he wants to do in his enclosed rear yard. The guidelines were increased to cover the all the covenants and to define and clarify the specifications. One resident said that the covenants require that any exterior change requires

approval. The guidelines are a work in progress and the voting on the guidelines will be postponed until the residents have had sufficient time to respond.

One resident addressed the London Towne Chronicle and the fact that it is anonymous and the information is false. The Board does not acknowledge the Chronicle.

One resident said that she has no problem with the parking policy or the architectural guidelines.

A resident said she loves the neighborhood and bets that other communities are more restrictive.

Another resident said she appreciates all that has been done to make and keep London Towne a wonderful community and thanks the Board for all that they have done.

A resident asked what can be done to replace the concrete where children have written their names and initials. It is too costly to replace. The concrete pouring schedule was done while the children were in school to try to limit the vandalism.

One resident would like to have lights put in the parks to deter criminal behavior. The Board is seriously addressing the matter. It is a costly project.

Ms. Peralta mentioned the neighborhood watch and gang awareness meetings at the police department in early August. The actual dates will be in the July Crier.

MINUTES:

The minutes from the March 25, 2004 and the April 22, 2004 were reviewed. A motion was made to approve the March 25, 2004 minutes as written and the April 22, 2004 as written seconded and passed (5,0,0).

COMMITTEE REPORTS:

ACC Committee:

No written report.

Parking Committee:

No written report.

Block Captain Committee:

Michele McCormack, Committee Chair, announced that the next meeting is July 10th at Michele's home.

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.

OLD BUSINESS:

ARCHITECTURAL APPLICATIONS:

- A. Damas (14738 Wycombe Street) – new vinyl siding and remodel roof-disapproved
- B. Vancas (14737 Wycombe Street) – deck and sliding glass door-disapproved
- C. Clark (14843 Leicester Court) – shed, tree removal and gate-approved
- D. Ditoto (14819 Hatfield Square) – barbecue canopy-pending
- E. Baylock (14833 Palmerston Square) – windows-approved
- F. Mukai (6025 Regents Park Road) – windows-approved
- G. Sueann Tran (14844 Hancock Court) – remove shed and replace fence-approved
- H. Le (14840 Maidstone Court) – change color of shutters-disapproved
- I. Robinson (14845 Haymarket Lane) – extend fence-disapproved
- J. Hernandez (14736 Wycombe Street) – change color of trim-approved
- K. Sabock (14840 Bodley Square) – storm door-approved
- L. Ponchock (6052 Wycoff Square) – concrete patio-approved
- M. Chrisley (14879 Lambeth Square) – replace lamppost-approved

NEW BUSINESS:

EXECUTIVE SESSION:

The Board recessed in Open Session and convened in Executive Session to discuss delinquent accounts at 9:54 p.m.

The Board reconvened in Open Session at 10:14 p.m.

The Board determined not to waive legal fees accrued on a delinquent account. The Board agreed to a payment plan to pay off the debt within five months. A confessed judgment will be filed. The Board authorized legal counsel to write a letter to the landlord with disruptive tenant on Bodley Square.

A motion was made to change the towing hours within London Towne to 8:00 pm to 6:00 am, seconded and approved (5,0,0)

ADJOURNMENT:

A motion was made, seconded and approved unanimously to adjourn at 9:13: p.m.