

London Towne Homeowners Association Board of Directors Meeting

October 28, 2004

ATTENDANCE:

APPROVED

Mike Mallon, Secretary
Sally Saucedo, Treasurer
Mike Lannes, Director

Craig Courtney, Sequoia Management
Elizabeth Scarangella, Recording Secretary

ABSENT

Robin Peralta, President
Joe Climo, Vice President

CALL TO ORDER:

The Secretary called the meeting to order at 7:09 p.m.

RESIDENT INPUT:

Residents want to know when the regular scheduled leaf pick up will be done. The pick up is scheduled for the week of November 15th, weather permitting.

One resident wanted to know if the parking policy applied to Smethwick because Ms. Green owns the parking. The Board replied that the parking policy covers the entire community.

One resident wanted to know if the concrete at 14721 Wycombe Street that leans towards the house could be leveled. Mr. Courtney will inspect the sidewalk to determine if anything can be done to correct the situation before the winter months.

One resident mentioned that the minutes from the last minutes are not posted properly on the website. Ms. Scarangella said she would notify Ms. Peralta who manages the website

A resident asked if a tree hit by lightning could be removed. The Board agreed to allow the resident to remove the tree.

The resident who asked for a reserved handicap space had his account number repainted in front of his house. The Board reviewed the location of his reserved space and felt that the space was very convenient.

One off site resident wanted a pass for himself or to use for his vendors. The Board said to inform the owner that there is no towing during the day so the vendors could park in open spaces or in the space assigned to the house.

One tenant asked to have his towing fee refunded because he was unaware of the parking policy. The Board said it is the responsibility of the owner or their management company to inform their tenants of the rules of the Community.

One resident asked if there would be visitor passes. The Board said no.

A resident asked the Board to review roots of a common ground tree that are encroaching on her property. Mr. Lannes took her address and said he would check into it.

Another resident asked if he and his neighbors could install security cameras. He was told to submit an application for review.

MINUTES:

A motion was made to approve the minutes from the September 23, 2004 meeting as written, seconded and approved (3,0,0).

COMMITTEE REPORTS:

Landscaping Committee:

No report.

Block Captain Committee:

No report.

MANAGEMENT REPORT:

Ms. Scarangella 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:

Mr. Courtney told Ms. Scarangella that the playground lighting plan was complete and he is awaiting receipt of the plan.

Repaving of Haymarket Lane and Leicester Court by Fairfax County Water Authority (FCWA) does not include several stall parking areas. The FCWA believes that paving the roadway abutting the parking areas will be a sufficient repair and connection will not be undermined. For the Community to have the parking areas paved at the same time by the company employed by FWCA would cost the Community \$21,000. Mr. Courtney does not suggest this action.

Mr. Mallon wants to know the status of the repair to the main water line on Gothwaite Drive. Ms. Scarangella said she would ask Mr. Courtney to look into the matter.

ARCHITECTURAL APPLICATIONS:

The following applications were presented to the Board.

- A. Alvarado (6059 Wycoff Square) – existing storm door-approved.
- B. Howard (14808 Hatfield Square) – replace front and storm door. Replace window with new door - approved
- C. Chicas (14724 Cardigan Square) – existing front door, storm door and lighting - approved.
- D. Pham (6312 Paddington Lane) – install two (2) satellite dishes - disapproved.
- E. Mirko (14712 Wycombe Street) – install skylight - approved.
- F. Conrad (14728 Bentley Square) – existing windows - approved.
- G. Conrad (14728 Bentley Square) – existing walk, front door and storm door - approved provided trim around door is all white.
- H. Conrad (14728 Bentley Square) – existing roof - approved.
- I. Oehlschlaeger (14827 Palmerston Square) – replace shrubbery - approved.
- J. Eckerman (14711 Cardigan Square) – replace sliding glass door. Install storm door - approved.
- K. Nice (6019 Regents Park Road) – existing front door color - approved.
- L. Hartman (14839 Leicester Court) – replace storm door - approved.
- M. Twohey (14702 Cardigan Square) – remove straight “eyebrow” trim, reposition address numerals and install new front door – disapproved.
- N. Mallon (6100 Gothwaite Drive) – shed - approved.

NEW BUSINESS:

The Board reviewed the 2005 proposed budget.

A motion was made to approve the 2005 budget as submitted, seconded and approved (3,0,0).

A motion was made to approve the proposal to remove the tree undermined when the concrete sidewalk was repaired and replace with a cherry tree, seconded and approved (3,0,0).

EXECUTIVE SESSION:

The Board recessed in Open Session and convened in Executive Session to discuss pending and proposed litigation as well as delinquent accounts at 8:31 p.m.

The Board reconvened in Open Session at 8:48 p.m.

ADJOURNMENT:

A motion was made, seconded and approved unanimously to adjourn at 8:50 p.m.