

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

March 23, 2006

ATTENDANCE:

Robin Peralta, President
Sally Saucedo, Treasurer
Mike Mallon, Secretary
Michele McCormack, Director

APPROVED

Jessica Azzarano, Sequoia Management
Samantha Winterstine, Recording Secretary

ABSENT:

Joe Climo, Vice President

Call To Order:

The President called the meeting to order at 7:02 p.m.

Resident Input:

A resident asked if the colonial colors could be scanned on to the computer and posted on the website. Mrs. Peralta stated that she would look into posting them on the website.

A resident asked about a house on Lambeth Square with numerous “no trespassing signs.” The Board stated that they are aware of the house.

A resident asked why the trees behind their property were marked. Mrs. Peralta stated that the Board would be discussing the marked trees tonight.

GUEST SPEAKERS:

Mike Coyle and Guy Mullinex, a VDOT representative, spoke about the proposed stop signs at Gothwaite Drive and Billingsgate Lane, and Gothwaite Drive and Paddington Lane.

A resident asked if a speed bump were installed on Leicester would slow down traffic. The Board answered that since Leicester is a private road that it could be a possibility.

A resident asked Mr. Mullinex, if a complete study of traffic on Gothwaite Drive, Billingsgate Lane, and Paddington Lane. Mr. Mullinex stated that a complete study had not been completed.

A resident asked Mr. Coyle and Mr. Mullinex about the median on Stone Road. Mr. Coyle explained what exactly the median consisted of.

A resident asked if Braddock Road would be widened near Sully Station. Mr. Coyle stated that Supervisor Frye is looking in to expanding the road.

A resident asked for an estimated completion date of the Stone Road median. Mr. Coyle stated a rough estimate would be 9-12 months from the date the contract is awarded.

A resident asked what the possibility of Stone Road being open back up for truck traffic. Mr. Coyle said that it would most likely never be reopened for truck traffic.

A resident asked if the left run lane, turning from Route 29 on to Stone Road would be lengthened. Mr. Coyle stated that he had contacted VDOT and has not heard back from them. Mr. Mullinex stated that he would discuss that particular issue with engineer at his office and get back to Mr. Coyle.

ARCHITECTURAL APPLICATIONS:

The following applications were presented to the Board:

- A. Raisbeck (6278 Paddington) – replace fence – approved
- B. Raisbeck (6278 Paddington) – patio – approved
- C. Lannes (14864 Lambeth) – color change – approved
- D. Childress (14700 Cardigan) – windows, shutters, sliding glass door, fence – approved
- E. Threlfall (6041 Billingsgate) – electric lamp – approved
- F. Meza (6061 Wycoff) – tree removal, fence, shed – approved

Minutes:

The Board reviewed the February 23, 2006 Board of Directors meeting minutes. Mrs. Peralta made a motion accept the minutes from February 23, 2006 as written, Ms. Saucedo seconded, and all were in favor. The Board reviewed the March 14, 2006 Board of Directors meeting minutes. Mrs. Peralta made a motion to accept the minutes from March 14, 2006 as written, Ms. Saucedo seconded, and all were in favor.

Management Report

Mrs. Azzarano, read over the management report.

Committee Reports:

There were no committees present.

New Business:

The Board discussed installing new benches and new picnic tables in the parks.

Mrs. Peralta made a motion to use funds from the matured Cardinal Bank CD, to replace the benches and picnic tables, Mrs. McCormack seconded, and all were in favor.

The Board discussed the memo from Second London Towne West regarding trees behind Wycombe Street.

Mrs. Peralta made a motion to share the costs of completing lot surveys behind Wycombe Street and Smethwick Place where they back up to Second London Towne West, Ms. Saucedo seconded, and all were in favor.

(M) Mrs. Azzarano is to contact Chadwick, Washington, Elmore, Moriaity and Bunn to see what the Association can do to the owner of the center island on Smethwick Place.

The Board reviewed a proposal to remove trees on Wycombe, and Smethwick from R.E. Martin. Mrs. Peralta made a motion to accept the proposal from R.E. Martin, Mrs. McCormack seconded, and all were in favor.

The Board reviewed proposals on tuck pointing on the entrance signs from various contractors.

(M) Mrs. Azzarano is to ask Portugal Construction for references and pictures of their work.

The Board reviewed proposals for repaving streets as called for in the Reserve Study.

(M) Mrs. Azzarano is to ask the paving companies if they are willing to give a group rate to residents who would like to replace their driveways.

(M) Mrs. Azzarano is to obtain quotes for replacing concrete and asphalt walkways on Cardigan Square and Bentley Square.

(M) Mrs. Azzarano is to get references from Dominion Paving Company.

The Board discussed replacing the landscaping timbers around the tot lots.

(M) Mrs. Azzarano is to obtain prices for the "Rubbermaid timbers" from Bosco.

The Board reviewed proposals from Battlefield Towing for preparing and repainting the fire lanes.

Mrs. Peralta made a motion to accept the proposal from Battlefield Towing to repaint the fire lanes at the price of \$ 4,272.00, Ms. Saucedo seconded, and all were in favor.

The Board reviewed proposals from Battlefield Towing to replace various signs and fire lane signs.

(M) Mrs. Azzarano is to email the Board with prices paid for previous signs.

(M) Mrs. Azzarano is to send a letter to the Fairfax County Fire Marshall regarding the fire lanes.

The Board discussed proposals for converting gas lamps to electric lamps.

(M) Mrs. Azzarano is to obtain a quote in writing from Brite Lite.

The Board discussed scheduling a community clean up.

(M) Mrs. Azzarano is obtain prices from Potomac Disposal Services for renting a roll-off dumpster and find out how long you can rent them for.

The Board reviewed the Grounds Maintenance Contract.

Mrs. Peralta made a motion to extend the Premier Turf and Landscaping contract for grounds maintenance and snow removal until the end of 2006, Mr. Mallon seconded, and all were in favor.

The Board reviewed the operational calendar.

(M) Mrs. Azzarano is to obtain a letter in writing from AAA Trash Removal stating that they do not want their recycling bins from London Towne residents.

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 8:53 p.m.

The Board reconvened in Open Session at 9:12 p.m.

Adjournment

Mrs. Peralta made a motion to adjourn; Mrs. McCormack seconded and all were in favor to adjourn at 9:15p.m.