

Mews News

The monthly news letter of the Landmark Mews Community Association

JUNE 2011

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**.

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covenants@landmarkmews.com,

Neighborhood Watch Chairman: Joel Kaplan

superjk2010@gmail.com

President's Message

The Board held its monthly meeting on Wednesday June 15th at Samuel Tucker Elementary School. Amidst the school orchestra in the background, the Board and the community received a presentation from Ben Ginnetti of PM+ on our Reserve Analysis, I presented an update on the HOT Lane project, we received an updated Financial Report, we received the latest Property Report from Property Manager Roger Casalengo, and we received an update on the Spring Inspections from Covenants Chairman Evinger.

Reserve Analysis – The reserve analysis, while technical, gives us the clearest view of our financial condition for the next 10 to 15 Years. You will be happy to know that your community is in great shape both physically and financially. We have been doing all the correct things with regard to keeping our finances in shape and doing the necessary upkeep on our infrastructure. This investment in the community is what makes living in the Mews great and, more importantly, preserves our property values. The final report will be posted on the website when it is available in a couple of weeks.

I-395 HOT Lane Project – We have added two new members to the Task Force: General Bob Magnus and Bradley Blakeman. They have both made an immediate impact and we are grateful that they are serving on the Task Force. All members of the Task Force are serving in a personal capacity only as residents of the community and in no way should their service on the Task Force indicate any professional involvement by the task force members or their employers.

The Task Force met with representatives of VDOT, Transurban, Congressman Jim Moran, Delegates Kaye Kory and Charniele Herring, and Supervisor Gross on May 26th in the Mews. We completed a walk-through of the affected area, so that they could see first hand how close we are to I-395. After the walk-through we met for about 90 minutes to discuss our position on the proposed transition lane from the HOT Lanes to the General Purposes lanes. We pressed VDOT on what their current plan is for this transition. VDOT claims that at this point, without the results from the soil, air, noise and other environmental testing, they do not yet have a plan. Nonetheless, we are continuing our dialogue with VDOT and our political representatives to be sure that any final design plan does not impact Landmark Mews.

I will create a section on the website where we will post updates as they are available. Also included in this issue of the Mews News is an FAQ.

Thank You!

Dan Aminoff, President

Contact me: prez@landmarkmews.com

Covenants Corner

Spring inspections were completed on May 26. The Covenants Committee conducted the inspections following the inspection checklist on the LMCA website. Note that there are two categories of action: (1) required, repairs that must be completed by September 1; and, (2) advisory, items that the Committee feels that, if left unaddressed, will continue to deteriorate. You are not required to act on advisory items. All residents were sent a report for their property. If you did not receive a report, please contact the Committee at covenants@landmarkmews.com

A reminder that, “Bird and animal feeders and birdbaths are not permitted.” Unfortunately, they attract rodents and violate Fairfax County ordinances. The entire rule is on the website in the *Architectural Standards*, Part I, Specific Standards, Part 14, subsection 1.

Finally, our *Parking and Vehicle Restrictions Policy* states that “Vehicles may not be parked in driveways in a manner in which they obstruct pedestrian traffic along the sidewalks.” When you park your car, please respect your neighbors' and visitors' ability to use the sidewalk.

FAQ: HOT Lane Project & LMCA

1. **What are HOT Lanes?** A way to build more roads than state budgets

can fund. Private company (Transurban) raises capital to fund expansion of existing HOV3 lanes, additional off / on ramps, and maintenance thereof in return for tolls to be collected from non-HOV eligible vehicles. Virginia guarantees minimum revenue.

2. **Will HOV3 vehicles have to pay?**
No – same as present.
3. **How will Transurban collect tolls?**
Via EZ Pass. Variable tolls based on route and estimated advantage over general purpose lanes considering traffic flow. Give potential customers timely information on which to decide which route to use.
4. **What was the I-95 / I-395 HOT Lanes project as envisioned?** Add an extra lane from Stafford County to the Memorial and 14th Street Bridge entrances to DC.
5. **What is the current I-95 / I-395 HOT Lane plan and why the change?** On 2 February 2011, VDOT yielded to Arlington County lawsuit, which opposed HOT Lanes there. VDOT decided instead to end the HOT Lanes near Edsall Road. This requires a new exit lane to merge I-95 HOT Lane riders without the requisite passengers into the I-395 general purpose lanes.
6. **What is the benefit to Landmark Mews and other inside-the-beltway communities of a HOT Lane project that no longer reaches to DC?** None at all.
7. **How would the revised plan adversely affect Landmark Mews?** VDOT apparently plans to merge

HOT Lane traffic into I-395 alongside Stevenson Avenue. Unless Landmark Mews opts out, VDOT would probably have to build a sound wall (limited to \$30K per affected party.) We would lose our landscaped entrance to the community. We would also experience adverse transportation effects (see next item.)

8. **Would the revised plan adversely affect others?** Yes. Prematurely merging HOT Lane traffic into I-395 prior to the Mark Center would greatly and unnecessarily inconvenience northbound I-395 travelers, all Alexandria / Fairfax County residents entering I-395 at Duke Street, and those commuting to the Mark Center complex.
9. **What would be a better alternative?** End the HOT Lane project near Seminary Road, where VDOT already plans a HOV exit to the Mark Center, instead of at Edsall Road. This would avoid the unnecessary inconveniences (see previous item) and would help draw in more HOT Lane customers.
10. **How is the LMCA Board dealing with the HOT Lanes issue?** Formed the HOT Lane Task Force, which includes the homeowners with substantial technical and political experience and expertise. Met with VDOT representatives, who contend they cannot surface a plan until this fall. LMCA president Dan Aminoff letter to Northern Virginia VDOT director Garrett Moore registered dismay, and floated the Seminary Road alternative. (Mr. Moore promptly called and wrote back expressing appreciation for the

recommendation and committing to regular VDOT meetings with Landmark Mews.) Published the white paper *Turning a Traffic Headache into a Traffic Migraine*.

11. **What next?** Task Force plans further contact with local government officials for the various jurisdictions and others to promote the Seminary Road alternative.

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.

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.

Items for Sale

Slightly used Schwinn Airdyne Exercise Bike in excellent condition. Priced to sell for best offer above \$200.

Several pieces of Roseville Pottery

Singer Featherweight sewing machine.

For any of the above items, please call Eve Holtzman at 703-823-3856.

Board Meeting Dates and Host

July 13, 7:00 p.m. at Delia Riso's home, 6269 Chaucer View Circle.

REAL ESTATE ACTIVITY

Courtesy of Fred and Nancie Williams, Weichert Realtors and Landmark Mews homeowners.

FOR SALE:

5198 Bedlington Terrace, \$565,000
6261 Masefield Court, \$559,900
6333 Chaucer View Circle, \$564,000

CONTRACT

6272 Masefield Court, \$599,990
5204 Cottingham Place, \$545,000
6252 Masefield Court, \$499,900

SOLD

6302 Manchester Way, \$510,000
6315 Chaucer View Circle, \$480,000

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 Heather McGhee at Secretary@landmarknews.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.: