

Mews News

*Landmark Mews Community Association
Monthly Newsletter
February 2021*



Board of Directors & Officers:

President:

Willie Spivey
president@landmarkmews.com

Vice President:

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Board Members:

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Operations Treasurer:

Kimberly Beach
treasurer@landmarkmews.com

Secretary:

Maria Santos
secretary@landmarkmews.com

Property Manager:

Roger Casalengo
prop.manager@landmarkmews.com

Covenants Committee:

Chair: Loren Sciorba
Covenants@landmarkmews.com

Mews Webmaster:

Greg Bellan
For website access, contact Maria Santos
secretary@landmarkmews.com

NEXT HOA MEETING:

Wednesday, March 17 @ 7:00 PM via Zoom (Monthly Meeting)

Please be sure to check out website: <https://www.landmarknews.com/>
And request to join our Facebook page: **Landmark Mews, Alexandria Va**

PRESIDENT'S REPORT

FEBRARY 2021

Landmark Mews Homeowners,

Hello Neighbors,

I hope everyone is enjoying the recent snow and remaining safe during this icy winter weather. As we enter the heart of the winter months, I want to remind all that it continues to remain darker and colder during this time period, therefore, the colder weather creates potential icy conditions in and around your steps, sidewalks and so forth. Please use caution and keep areas clear as required.

It has been remarkably busy for the HOA this previous month with transition efforts and obtaining new Board members. However, the HOA continues to make progress toward normalizing our operations and making this seamless transition without any disruptions in key community activities. Thanks to the Board for their great support during this timeframe, and especially a few key players, who without their outstanding contributions, none of this would be possible. The Treasurer, Kimberly Beach, provided end-to-end expert analysis, "top-rate," and the Property Manager, Roger Casalengo, the best, "can-do" Guy in the business. Both performed superbly, and I cannot thank them enough for all they have done and are doing on a continuous basis for keeping our community going. When you see them, please, give them a big, "Willie Hello!"

What have we accomplished behind the scenes:

1. Completed a comprehensive review of all services contracts.
2. Met with Engineering Company and reviewed findings of the Reserve Study.
3. Met with contractors and discussed revising two outdated services contracts.
4. Completed the comprehensive review and drafted a revised operating budget.
5. Accomplished a "Pet Waste Removal" clean-up process supporting community health concerns.
6. Revised a plan to support removal of snow and ice for our common areas.
7. Completed agreement with Fairfax Police Department authorizing safety patrol for our community.
8. Revised process to begin sending notices/bulletins via email for timely news updates.
9. Discussed investment strategies with Banking firms and advisors.
10. Attended Supervisor Gross' virtual Civic and HOA leadership meeting.
11. Covenants Committee Chair assessed and/or processed several requests for resell packages.

New Board Member

I am pleased to announce the Board elected Andrea (Andi) Lyons Schmiedebusch to fill the vacant Board seat due to Jason Short's resignation. Jason resigned after serving on the Board for several years and we appreciated his many years of outstanding service. Andi

brings a host of experience and expert knowledge to the Board and will fill the position until the current term expires this calendar year.

Reserve Study

The purpose of the reserve study is to establish a financial plan for keeping the property's common and limited common elements in good repair. The plan is developed by identifying the component, assessing its condition, and estimating both the time when work will be needed and cost of accomplishing the work.

The Virginia Act, [55.1-1826 (POA's)], requires each Association Executive Committee to:

- a. Conduct a study at least once every five years to determine the necessity and amount for reserves required to repair, replace, and restore the capital components.
- b. The Executive Board shall, prior to the commencement of the fiscal year, make available to unit owners either:
 - i. the annual budget of the unit owners' association or
 - ii. a summary of such annual budget.

To ensure we meet the intent of the cited provision, the Board will make available the full text of the final version of the completed reserve study and publish the complete approved budget, on the community web site. In addition, the Board's plan to brief the community on the results of the completed reserve study at the next monthly Board meeting on March 17, 2021.

Snow Removal

In years past, the weather has not generally required the need for ice prevention and snow removal on a large-scale basis. The recent snowfall required the use of both ice pretreatment and snow removal. In general, the Association's coverage for snow removal requirements includes the gateways at end of Cottingham and Bedlington, six mailbox platforms, and the upper and lower walkways and gateways onto Landmark Mews Drive. It is the Property Manager's plans to have the necessary resources in place to accomplish the clearing of these areas in the future, if required.

Pet Waste Removal

I am providing you a quick update on the pet waste clean-up issue discussed several weeks ago. The clean-up process occurred in and around Landmark Mews areas and the unsightly and unhealthy pet droppings cleaned up. We have previously provided our community with pet waste disposer containers, collections bags, as well as placed warning signs in various areas with the desire, these measures would deter and prevent this type of ordinance violation from occurring. Hopefully, this was a one-off episode and if we maintain some attention to this matter, (see something, say something), it may prevent the behaviors from becoming a recurring theme. The Board covered this in more details below.

National Night Out 2021

This is a place holder for now and a look forward for our annual participation in National Night Out 2021. Due to the pandemic, the event cancelled last year, and we hope to have it back on track for this fall. We have a tentative registration date of Tuesday, August 3, 2021, more to come...

January 2021 Update Real Estate Matters

I recently had a discussion with Scott Ford, Real Estate Agent with Bella Casa Partners™ and an agent with the team of Keller Williams United Real Estate Brokerage, licensed in Virginia. Scott provided some unsolicited market sharing strategy information for the Landmark Mews real estate and I would like to share it with you. It is a follow-on discussion

concerning the proper valuation of properties in our community. It has been held, the previous selling prices of many homes in the Landmark Mews Community have been underpriced when compared to the sale prices of comparable homes in surrounding communities. Especially, those similar homes with closely matching amenities, square footage, upgrades and conditions of the property.

This has caused a recent shift in strategies and focus when considering how to increase the value of a home selling in Landmark Mews. Here is an example of that strategy:

A recent Landmark Mews home quickly went under contract after announcing plans of, “coming on market.” The property listed as, “Coming on Market,” in the MLS on Sunday, then changed into the active status on Feb 3,rd. (which would have allowed for showings), however, it went under contract on February 4th (this means it only posted in MLS Friday night or Saturday morning and immediately received and then accepted an offer). You may say, “well, isn’t that good?” The answer, “it depends.”

With that short timeline, it seems less likely that you would have had an opportunity for multiple parties to engage in the bidding process. Unlike some, “Coming Soon,” strategy where it is posted in, “Coming Soon,” status on a Friday with an expected-on market date the following Friday. This allows time to encourage buyer agent inquiries over the weekend and early into the week. Thus, it generates more interest, increase chances for multiple offers, and finally increases opportunity to obtain higher offering prices. Hopefully, the contract price for the recent Landmark Mews home was higher than the asking price based upon noncompetition of a single buyer offering as opposed to a potential higher price when considering multiple offers or other buyer interest.

Bottomline, any properties in our community consistently selling below-market list prices, based upon past trends, will make it harder for the next top-tier property to edge up and command higher market prices.

Fairfax County

Supervisor Gross’ Virtual Civic and HOA Leadership Meeting

I attended Supervisor Gross’ virtual Civic and HOA leadership meeting on Saturday, February 13, 2021, via video conferencing. The meeting featured a presentation from Fairfax County’s Department of Code Compliance staff. Please review the [attached slides \(PDF\)](#), the briefing provides insight and highlight numerous areas for compliance and code ordinances.

Please visit the county’s website, www.fairfaxcounty.gov, for event information. February is Black History Month and, although most community events will be virtual, be sure to check the Fairfax county’s website for changes, cancellations as well as event times and locations of any planned events.



It is still winter in February, so be sure to check out the "snow" tips from the Virginia Department of Transportation. Whether traveling or at home, please remember to stay safe, wear a face mask or covering when away from home, observe social distancing, and wash your hands frequently. Coronavirus or snow, we must get through it together! [Winter Driving Tips PDF \(nhtsa.gov\)](#)

Thank you and please feel free to share your thoughts with me and be assured I will listen and carry all concerns to the Board for swift resolution/s if required. I can be reached immediately at (202) 631-3289 (voice/text) or by email at president@landmarkmews.com.

The Board conducted its monthly meeting on Wednesday, February 17, 2021 at 7:00pm, via Zoom.

COVENANTS

1. There remains several infractions and lengthy unresolved covenant notices. The Covenant Chair, Loren Sciorba, was instructed to revise the existing infraction notices and the President will resend to the homeowners denoting new timelines and compliance requirements. Community members are reminded to promptly resolve all outstanding issues by immediately contacting the Covenants Committee at covenants@landmarkmews.com once the infraction letters are received. Your prompt attention to these matters will ensure we maintain our community in the utmost pristine condition and avoid excess repair costs for the homeowner.

TREASURER

2. The Treasurer provided the Board with several budgetary items requiring discussion and approval:
 - a. Requested the Board review a proposed increase to a budget line item for the pet waste clean-up project. The additional cost of \$885.00 is required to accomplish sanitary clean-up of pet waste in and around the Landmark Mews property once a month. The annual cost was discussed and approved by the Board.
 - b. The draft revised budget was briefed in details and each budget line items requiring corrections or changes discussed. The revised changes did not affect the overall budget and the Board approved the revised budget as requested by the Treasurer. The revised budget will be posted on the member's only side of the community website.

- c. The Treasurer requested and the Board approved the request to invest the available funding resulting from maturing CDs into several investment instruments, (Money Market accounts and Certificate of Deposit). Placing the available funding into each account complies with the Association's investment strategy by safeguarding the funding principle and obtaining reasonable interests for the Association's funding.

PROPERTY MANAGER

3. The Property Manager continues to make comprehensive reviews of the community and determine what areas require upkeep, preventive maintenance, or enhancements. These items are essential to maintaining the community in top condition. The goal is to identify areas requiring maintenance and then develop a plan approach that will allow time to budget, finance and accomplish the work. A few areas key to this concept to begin work soon:
 - a. Filling pavement and cracks along the streets.
 - b. Water drainage area and resolving water overflow.
 - c. Tree trimming and removing dead trees.

Best,

Willie
President
Landmark Mews Community Association
president@landmarkmews.com

NEWS YOU CAN USE

Welcome to Landmark Mews

Please join me in welcoming Keon and Tina Smith, who reside at 6316 Manchester Way. While they are not new to Landmark Mews, they recently purchased the home they were renting. Congratulations to Keon and Tina!

Landmark Mews Website

I have recently received several requests for information that is located on our website, www.landmarkmews.com, such as the Request to Modify Form, Architectural Standards, etc. If you need a website login or need to reset your password, please contact Maria Santos at secretary@landmarkmews.com.

Landmark Mews Resident Directory

We are asking Residents to review their contact information in the [Resident Directory](#) to ensure that it is current and correct. Should you have any changes, please contact Maria Santos at secretary@landmarkmews.com.

Resident Parking Decals

To facilitate confirming which vehicles belong to residents and which do not, the Board in 2009 adopted a vehicle decal requirement. Maria Santos, Landmark Mews HOA Secretary, maintains a list of owners matched to their vehicles. She provides information on how to obtain parking decals to new residents as part of her customary "Welcome to Landmark Mews" email. Residents who dispose of a vehicle and acquire a new one are asked to notify Maria to de-activate the old decal and to be issued a new one. Please note that vehicle

decals can be transferred since they are static cling, however, you will still need to notify Maria with the new vehicle information. Over the past few months, we have noticed several resident vehicles without decals. Please contact Maria Santos at secretary@landmarknews.com to request a new decal. You will need to **provide your name, street address, phone number, and vehicle information (year, make, model, color, license plate)**.

The Quick 411 – COVID-19 Vaccine¹

The COVID-19 vaccine is being administered in phases across the United States: Phases 1A, 1B, 1C, and 2. Phase 1A of COVID-19 vaccinations, which includes health care personnel, began in January. To view the latest vaccine details, visit www.fairfaxcounty.gov/health/novel-coronavirus/vaccine. For the most recent updates about COVID-19 in Fairfax County, visit www.fairfaxcounty.gov/covid19/. Residents also can: Text FFXCOVID to 888777 to receive updates from Fairfax County about COVID-19; for **updates in Spanish**, text FFXCOVIDESP to 888777.

Reminder: Phones Down! It's the Law Virginia!²

As of January 1, 2021, it is against the law to hold any personal communications device, such as a cell phone, while driving in Virginia. An important video update is available at <https://youtu.be/F-M5NcPYX40>. Remember, it is **not** the screen, that needs to be seen. Put the phone down so **everyone** stays safe!

VDOT is Ready for Snow³

The Virginia Department of Transportation (VDOT) is the state agency that controls and maintains the roads in Fairfax County, and offers residents online resources to get information at home, at work, and on mobile devices. **VDOT's Winter Resources** include:

1. One-Stop links to news releases, Twitter feed, status updates, customer service, Frequently Asked Questions, and other resources are available at www.virginiadot.org/travel/snow_emergency_pages/nova_emergency.asp;
2. Plowing in Northern Virginia neighborhoods when two inches of snow has fallen: <http://vdotplows.org/>;
3. Follow [@VaDOTNOVA](https://twitter.com/VaDOTNOVA) on Twitter for photos, videos, and updates;
4. For real-time traffic road conditions and traffic cameras, call 511, follow [@511northernva](https://twitter.com/511northernva), use the [511app](https://www.511virginia.org/), or visit www.511virginia.org;
5. Report unplowed roads, hazardous conditions to <https://my.vdot.virginia.gov/>, or call 1-800-FOR-ROAD (367-7623);
6. 9-1-1, for police, fire, and rescue (life-threatening emergencies only, please)

Note: If your road is not plowed and you have an emergency, VDOT will coordinate with emergency personnel.

How You Can Help:

- Monitor forecasts often;
- Telework, adjust commutes, and avoid driving when possible;
- Park in driveways or **park on the odd-numbered side** of the street.
- Do not shovel driveway until plows have come through;
- Have enough fuel, wiper fluid, proper tires, medication, food, water, and an emergency car kit;

¹ Mason District February 2021 Newsletter

² Mason District February 2021 Newsletter

³ Mason District February 2021 Newsletter

- Be patient: **crews are practicing social distancing** and need time, and room, to work.

HAVE AN IDEA FOR THE MEWS NEWS?

If you have information or a helpful idea that would benefit the community and would like to include it in the Mews News, please email it to Maria Santos at secretary@landmarkmews.com. We'll do our best to include it in the next newsletter, as long as the content is appropriate.

LANDMARK MEWS
REAL ESTATE UPDATE – FEBRUARY 2021
Updated on 2/19/21 7:21 PM

ACTIVE SALES LISTINGS

n/a

UNDER CONTRACT/CNKO LISTINGS

6252 Masefield Court

List Price: \$745,000

List Date: 02/03/21

Agreement of Sale Date: 2/4/21

Close Date: 3/1/21

DOM-MLS: 2

Status: CNKO

5205 Cottingham Place

New List Price: \$649,900

New List Date: 1/20/21

Previous List Price: \$659,900

Previous List Date: 11/10/20

Previous List Price: \$675,000

Previous List Date: 10/26/20

Original List Price: \$700,000

Original List Date: 9/27/20

Agreement of Sale Date: 1/23/21

Close Date: 3/10/21

DOM-MLS: 111

Status: CNKO

6313 Chaucer Lane

List Price: \$760,000

List Date: 1/12/21

Off-Market Date: 1/15/21

Close Date: 3/12/21

DOM-MLS: 4

Status: CNKO

6316 Manchester Way

List Price: \$677,500

List Date: 1/11/21

Off-Market Date: n/a (for sale by owner)

Close Date: 1/29/21

DOM-MLS: 4

Status: CNKO

SOLD

N/A

ACTIVE RENTAL LISTINGS

N/A

RENTED

N/A