

# Mews News

*Landmark Mews Community Association  
Monthly Newsletter  
March 2021*



## **Board of Directors & Officers:**

### **President:**

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[president@landmarkmews.com](mailto:president@landmarkmews.com)

### **Vice President:**

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### **Board Members:**

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### **Operations Treasurer:**

Kimberly Beach  
[treasurer@landmarkmews.com](mailto:treasurer@landmarkmews.com)

### **Secretary:**

Maria Santos  
[secretary@landmarkmews.com](mailto:secretary@landmarkmews.com)

### **Property Manager:**

Roger Casalengo  
[prop.manager@landmarkmews.com](mailto:prop.manager@landmarkmews.com)

### **Covenants Committee:**

**Chair:** Loren Sciorba  
[Covenants@landmarkmews.com](mailto:Covenants@landmarkmews.com)

### **Mews Webmaster:**

Greg Bellan  
For website access, contact Maria Santos  
[secretary@landmarkmews.com](mailto:secretary@landmarkmews.com)

**NEXT HOA MEETING:**

Wednesday, April 21 @ 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**

**MARCH 2021**

Hello Neighbors,

Supported by a strong Board of Directors, the HOA had another busy month accomplishing a wide range of issues devoted to improving the quality of our community. In my view, our HOA is one of the best, and continues collectively to provide this community with quality services aimed at making mark improvements in all areas.

What we accomplished during this previous month:

1. Revised and updated two services contracts (Web Master Agreement and Pet Waste Clean-up Services).
2. Accomplished emergency repairs for electrical lightning on walk pathways and pole lights.
3. Accomplished overall budget reviews and published revised approved 2021 operating budget.
4. Resolved several long standing unresolved outstanding covenant violations.
5. Initiated a Tiger Team to assess best approach to modernize the LMM community web page.
6. Briefed results of Reserve Study Analysis to the Community and approved for implementation.
7. Executed funds transfers and deposited funding to remain compliant with the HOA investment strategy.

[And Now, This....](#)



THE LARGE TURNOUT AT THE OPEN MEETING  
HAD THE BOARD A LITTLE NERVOUS

### **Looking Forward....**

This year, the Annual Meeting will need your support for two particularly important reasons:

1. We will unveil the new budget for the upcoming (2022) operating year and provide a snapshot of the “state of the community”.
2. We will have the majority of the current Board members up for elections and they need your show of support and encouragement to run for the open seats and remain on the Board if they are to continue performing all the great work on behalf of the community.

I would encourage anyone interested in sitting on the Board to consider the idea of running for an open seat. Of course, I would love to maintain our current members, but the process is open to all who are interested in running.

### **Gentle Reminders**

#### **HOA/Covenants Trash Policy:**

As a friendly reminder, trash items may not be placed in public view except on trash pick-up days. Trash items must be securely bagged and placed curb side by 6am on trash pick-up days (Tuesday and Friday).



Republic Services has practiced the concept and believes, the customers are at the heart of it all. So, when uncontrollable events like weather-related issues, natural disasters, or other serious situations occur, they have implemented a process to inform the customers how these events may affect their residential, commercial, or industrial services. The process implemented is called, “Updated Hours of Operation for Facilities and Service Routes”. This new alert system enacted due to the severe weather, which hampered Republic Services’ ability to perform regularly and required using a modified operating schedule for those impacted services areas. Customers impacted by these changes received alert notices and are advised of schedule changes. LMM HOA publish these notices quickly and often via the new email news bulletin alert system to the community.

Residential Recycling Services: Recycling pick-up occurs every Thursday. Each household can request a blue recycling container (see above pic) by contacting the Property Manager at [prop.manager@landmarknews.com](mailto:prop.manager@landmarknews.com). Just like trash receptacles, recycle receptacles may not be stored in public view except on recycle collection day (Thursday).

### **Pet Waste:**

Removal of pet waste is not just a nice HOA rule, it is part of being a responsible pet ownership. The association has provided pet waste stations and pick-up bags throughout the community for the convenience of pet owners. We kindly ask that you use them. Please be considerate of your fellow Landmark Mews residents by keeping your pets always leashed when in the community and clean up your pet waste. Untidy pet waste is still a concern and environmental health issue for our community. We solicit your support in keeping the community clean. This, as you are aware, is not just a common courtesy, but the law.

### **Monthly Assessment:**

As a reminder, if you have direct debit/auto-withdrawal from your account to pay your assessments, please remember to ensure your payment reflects the current assessment rate. Need to know your assessment and the automated process? [Click here](#).

### **BOARD BUSINESS**

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

The Board was briefed by Mario B. Ginnetti, PRA, RS, P.E. on the results of the completed Reserve Study during the initial part of the meeting. The Board reviewed the report, conducted a Q&A session, and then approved the report for posting to the community website.

### **Covenants Report**

#### **Compliance Notices**

Several infractions and lengthy unresolved covenant notices from past inspections were addressed and resolved. For any outstanding violations not resolved by the specified timeline, the Board has two options to enforce:

1. Fix the required repairs and bill the homeowner for the repair cost, interest, and associated fees.
2. Fine the homeowners daily until repair/s are completed.

#### **Trash and Recycle Receptacles**

We have noticed that several residents have been leaving their trash and recycle receptacles on the curb or by their front door or garage after service has been completed, sometimes overnight. Per Covenants regulations, homeowners are reminded to remove trash cans and recycle bins and return them to the garage once service has been completed: Tuesday and Friday for trash and Thursday for recyclables. Receptacles may not be left outside overnight.

### **Treasurer Report**

#### **CDs Redemption and Reinvestment**

The Treasurer deposited available funding into available Money Market account and Certificate of Deposits per the Board's approval and in keeping with the requirements of the LMM investment strategy.

#### **Review of 2021 Budget Draft**

The revised budget was approved and posted on the LMM community website.

## **Property Manager's Report**

### **Lighting Repairs**

Lighting in various areas require constant repairs due to problems stemming from the landscaping project installation of the wiring. The HOA will review the work project and determine a resolution to resolve the issue.

Best,

Willie  
President  
Landmark Mews Community Association  
[president@landmarkmews.com](mailto:president@landmarkmews.com)

## **NEWS IN AND AROUND THE COMMUNITY**

### **Welcome to Landmark Mews**

Please join me in welcoming the following new residents to Landmark Mews:

Regine and Carlton White  
Garrett Dube and Shakira Gonzalez Pena  
John and Deb Thompson

6252 Masefield Court  
6313 Chaucer Lane  
5205 Cottingham Place

## **MARCH IS WOMEN'S HISTORY MONTH**



In 1987, at the request of the National Women's History Project, the U.S. Congress asked President Reagan to proclaim March as Women's History Month to honor the struggles American women have made to achieve rights not only for themselves, but for other disenfranchised and under-represented groups in the United States. In part, the proclamation read:

"American women of every race, creed and ethnic background helped found and build our Nation in countless recorded and unrecorded ways ... As leaders in public affairs, American women not only worked to secure their own rights of suffrage and equal opportunity, but also were principal advocates in the abolitionist, mental health reform,

industrial labor, and social reform movements, as well as the modern civil rights movement."

*News from...*

## SUPERVISOR PENNY GROSS



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### **The Board Corner: Perspectives from Penny**

The Spring is coming, and it is budget time in Fairfax County. Fairfax County Executive Bryan Hill released his proposed Fiscal Year 2022 budget at the Board of Supervisors meeting on Tuesday, February 23, the first step in a lengthy public process to examine the proposal, determine any changes that should be made, and establish the real estate tax rate for the next fiscal year. As you may recall, the coronavirus pandemic affected the budget deliberations last year, requiring a complete overhaul of the proposed budget, anticipating reduced revenue streams and expenditure requirements, especially for public health initiatives. The county was able to use federal stimulus funding last year to support emergency needs, including loans and grants to assist thousands of small businesses to stay active and vital during a difficult time. The proposed budget is not dependent on additional federal stimulus funding but maintains basic local services.

### **Fairfax County Transitions from Plastic Yard Waste Bags<sup>1</sup>**

On **Tuesday, February 23, 2021**, the Board of Supervisors heard public testimony about proposed amendments to Fairfax County's Solid Waste Management ordinance, [CHAPTER 109.1. - Solid Waste Management | Code of Ordinances | Fairfax County, VA | Municode Library](#). The amendments prohibit the use of plastic bags for yard waste collection, to align with the Board's environmental vision, and reduce the amount of plastic entering our environment. The Board approved the amendments, which take effect on **Monday, March 1, 2021**. The change applies to all residents who receive service from either private collection companies (90 percent of the county) or the county. **Residents who wish to continue having their yard waste collected curbside or who self-haul directly to one of the county's disposal sites will need to begin using reusable containers marked "Yard Waste" or compostable paper bags.** Fairfax County's yard waste collection season runs from March through December. Information about yard waste options is available at [www.fairfaxcounty.gov/publicworks/recycling-trash/county-collection-customers/yard-waste](http://www.fairfaxcounty.gov/publicworks/recycling-trash/county-collection-customers/yard-waste). Questions or concerns may be answered by e-mail at [trashmail@fairfaxcounty.gov](mailto:trashmail@fairfaxcounty.gov), or by calling 703-324-5230.

**AAA Trash will be collecting yard waste in compostable paper bags on Tuesday and Friday trash pick-ups.**

### **Landmark Mall Redevelopment – Future Look**

Relocation of Inova Alexandria Hospital will provide stability and support for area retail in the new Landmark development. For years, residents of Alexandria's West End have heard that the Landmark Mall property will be redeveloped. Well, this time, it may happen.

<sup>1</sup> Mason District March 2021 Newsletter

Foulger-Pratt CEO, Cameron Pratt, told residents during a previous online community meeting that he understands skeptical views of the news, but that this round of plans will yield results. This was validated with the plans to relocate the Inova Alexandria Hospital from its current Seminary Hill home to a, "to-be-constructed, \$1 billion state-of-the-art facility," that is in the early development plans for the Landmark Mews Mall area. Previous plans focused primarily on retail as an anchor for the entire Landmark Mall 52-acre development and the, "The world of retail has been drastically changing," Pratt said.

The new hospital as a development anchor provides stability, with a long-term commitment to the space, and the hospital will drive some demand for nearby retail, strengthening the development concept overall. For more details and information, [click here](#).

### **Landmark Mews Real Estate Series**

This is a continuing look at the suggested marketing strategies designed to assist our community increase the valuation of real estate prices for homes located in the Landmark Mews (LMM) community. The information is extracted from unsolicited resources provided by Scott A. Ford, Bella Casa Partners™, an agent team of KW United Real Estate Brokerage, Licensed in Virginia. This month the strategy focuses on improving the value of the **Appraisal**.

A recent advertised price of a property for sale in LMM caused the Appraiser to raise questions about the sale price of the home based on the listing prices of comparable homes that recently sold in the area. The Appraiser contacted Scott and requested some detailed information because Scott was listed as the agent on surrounding sales of other comparable homes. Scott answered questions such as (e.g., confirm sq. ft., specific house features, etc.). Normally, an Appraiser would not solicit the aid of a Realtor/Agent when appraising a home, but in this case, there appeared to be nothing to explain why a variance in the prices of the home listed in LMM versus similar homes in other areas could justify the sale price. It turned out, Scott pointed some key information to the Appraiser, which shed light on why the LMM home was listed for a slightly higher price:

- The LMM property sale price at \$750K (but listed for \$745K). As discussed in prior emails, this price point is substantially below what is viewed as proper market value based upon the sale prices for comparable 1-car garage units, (i.e., Cameron Station townhouse (TH) (i.e., \$785-810K) and the low inventory of available homes for sale during mid-January when the property listed. For example, another 1-car garage TH in Cameron Station most directly comparable to an LMM TH is coming to market at \$785K, without the level of upgrades found in LMM units.
- Based on this information, it is reasonable to assume the LMM house would successfully appraise at the \$770-785K price range with the proper house information listed and relevant sales data provided to the Appraiser.
- Also the listing agent should have been prepared to address the difference between the \$750K price of a TH with no-walkout lower level versus walkout with a lower level. An Appraiser's comparison of these two THs is entirely predictable in this case. In the absence of the listing agent providing information on comparable sale results, an appraiser is likely to put primary importance on sale result like the most recent Landmark Mews sales and not the key upgrades that increases the values.

Based upon the above information, the Appraiser was prepared to appraise the TH at an amount less than the \$745 sale price for the property. However, the appraiser took the extra

step and contacted the listed Sales Agent and obtained a lot of relevant information that helped to boost the appraisal value. The key is to ensure you obtain a knowledgeable Listing Agent, who can sale all the features of your home and the community to ensure every Landmark Mews TH appraisal reflects the highest possible amounts for the homes in the community.

## **TIP OF THE MONTH**

### **50 Things You Never Knew You Could Do With Toothpaste<sup>2</sup>**

Toothpaste will keep your smile in great shape but it's also pretty handy in cleaning up around the house. See the many incredible uses of toothpaste. Following are just a few ideas:

#### Mark Nail or Screw Placement

Toothpaste can help immensely when [hanging pictures or art around the house](#). You can place a small dab of toothpaste on the hanger and then press it against the template once it's on the wall. Remove the frame, and the spot of toothpaste on the template will mark the nail's placement. If you have to place a heavier item on the wall, like a mirror, find out [how to hang a mirror so it holds](#).

#### Headlight Polisher

We know you can use a toothbrush to polish your headlights but add a little toothpaste to eliminate headlight haze. A [car](#) has countless small crevices in need of a good cleaning. You can keep both your [head](#) and [tail lights](#) clean using a toothbrush and soapy water. Additionally, if your headlights are especially dirty, use toothpaste and a toothbrush to remove the grime.

#### Clean Refrigerator Seals

If toothpaste can whiten your teeth, it should be able to brighten the seal on your refrigerator. A [toothbrush will help you clean](#) those goofy spots on the gasket seal. Find out [how to repair a refrigerator gasket seal](#).

#### Clear Up Coffee Rings

Your guests should've used a coaster but now you have a coffee stain on your table. A little dab of toothpaste can get that stain out, just like coffee stains on your teeth. See [how to remove stains in wood furniture](#) if that stain penetrated deep and [how to refinish furniture](#) as well.

For additional tips, please visit [50 Things You Never Knew You Could Do With Toothpaste | Family Handyman](#).

## **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](mailto:secretary@landmarkmews.com). We'll do our best to include it in the next newsletter, as long as the content is appropriate.

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<sup>2</sup> Family Handyman, Nick Gerhardt, Feb. 10, 2021

**LANDMARK MEWS**  
**REAL ESTATE UPDATE – MARCH 2021**  
*Updated on 3/20/21 7:44 AM*

**ACTIVE SALES LISTINGS**

N/A

**UNDER CONTRACT/CNKO LISTINGS**

N/A

**SOLD**

**6252 Masefield Court**

List Price: \$745,000  
List Date: 02/03/21  
Agreement of Sale Date: 02/04/21  
Close Date: 3/01/21  
Close Price: \$750,000  
DOM-MLS: 2  
Status: Sold

**6313 Chaucer Lane**

List Price: \$749,800  
List Date: 1/12/21  
Off-Market Date: 1/15/21  
Close Date: 2/26/21  
Close Price: \$740,000  
DOM-MLS: 4  
Status: Sold

**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  
Close Price: \$649,900  
DOM-MLS: 111  
Status: Sold

**ACTIVE RENTAL LISTINGS**

N/A

**RENTED**

N/A