

NEXT HOA MEETING:

Wednesday, July 21 @ 7:00 PM via Zoom (Monthly Meeting)
Please be sure to check out LMM website: <https://www.landmarkmews.com/>
And request to join our Facebook page: **Landmark Mews, Alexandria Va**

PRESIDENT’S REPORT

June 2021

Hello neighbors,

Please join me in welcoming all our new homeowners to the Landmark Mews Community Association (“LMCA”). As President of the Board of Directors, it gives me great pleasure to extend this hardy greeting to our newest community members and provide a brief overview of our community.

LMCA consists of 148 privately owned townhomes uniquely nestled between Alexandria and Fairfax Counties. We have dedicated ourselves to making Landmark Mews the best possible community by continuing the growth, improvements, and providing for the safety of all our residents. LMCA Board of Directors consists of homeowners, who volunteer themselves to look after the community and serve for staggered three-year terms. As a resident member, you can also join us as a volunteer committee member for various departments including Landscaping, Covenants, Elections, and as needed, the Social and Recreational Affairs committees. These committees strive to help make the Landmark Mews community a peaceful and beautiful living area for all residents of the community and you are invited to take part in the continual improvement efforts of our community.

For more details and useful information, please visit register on the official LMCA [webpage](#). This will ensure you gain access to all the latest information, monthly meetings minutes, and various essential notices.

I look forward to meeting each of you in person soon and glad you are part of our community.

Welcome New Residents:

Daniel and Lauryn Poels	6352 Brampton Court
Grace Orfila Corey & Brendan Corey	5200 Cottingham Place
Val Brinson	6322 Manchester Way
Michelle Shwimer	6254 Masefield Court
Alicia and Adam Matteson	6309 Manchester Way

Summary of the Month’s Activity:

Here are a few things that occurred during the timeframe leading to our monthly meeting. While the month of May was a slightly lighter month for projects, we were still busy cleaning up a few things and developing long-range plans for community improvement projects.

1. The Board completed the proposal approval process for the landscaping contract with Brightview. After Board approval, the updated proposal reflecting various administrative adjustments will become the new contract for the upcoming year.

2. The Tiger Team, headed by the LMCA Secretary, Maria Santos, continues to develop the modifications for the new format and configuration of the website platform. The new webpage completion is anticipated for early July.
3. The Overlook and LMCA Presidents continue discussions concerning some shared property boundary issues as well as developing a potential easement for the wall/fencing that intrude on Overlook's property.
4. The Covenants Committee initiated Spring Inspections and compliance reviews. All inspections have been completed and notices provided to homeowners.
5. The Board continues to research electronic voting processes and converting to the electronic voting format for the upcoming HOA Board elections this Fall.
6. The Board initiated the review process for key dates and milestones concerning upcoming Board of Directors elections, Annual Meeting, and State of the Association briefing.
7. Covenants continually supported requests for reviews, inspections, and approval of resale packages.

BOARD BUSINESS

The Board conducted its monthly meeting on Wednesday, June 16, 2021, at 7:00pm via zoom.

Covenants' Report

Compliance Notices:

The Covenants Chair reported to the Board that all home inspections were completed in May and notices of violations provided to homeowners in early June.

As a reminder, for any covenants' violation notices, homeowners must comply with the notice response timeframe and repair identified violations. Residents are reminded that any unresolved covenants' violations will be provided to the Board for resolution to correct the violations:

1. The Board may correct the repairs and bill the homeowner for the repair cost, interest, and associated fees.
2. The Board may issue an assessment (levy a fine) on the homeowner daily, until repair/s are completed.

The Board was briefed on the results of all prior long standing covenants' violations. The violations were cleared, and no further actions required. Lastly, the Covenants Chair briefed the Board on several potential covenants concerns and once the committee review and research the area of concerns, the Board will receive official notice of the violations and a request for review and actions.

Treasurer's Report

The budget report highlighted the following area of concerns from the May financial report.

- The Go-Daddy coding error from April financial statement was corrected and reclassified in the May Statement.
- The financial statement correctly captured the previous expense for lighting maintenance of \$800.00, (this expense was incurred prior to the efforts to monitor the budget closely for unexpected expenses).

- The May statement reflects higher expenditure for operational cost due to the unexpected Berm's lightning repairs. The line item for the expenditure reflects basically 2x what was budgeted (budgeted amount \$1500 and expenditures \$2,932.96). Although over budget in that area, overall, operational funding still remains below expected cost for the current year.

Property Manager's Report

The Board was briefed on the planned maintenance actions:

1. Pet waste monthly clean-up shows continued reductions in collection of pet wastes.
2. Emergency electrical lighting repairs on the Berm are holding steady for several weeks.
3. There were several pole lightening bulbs replaced. The Board was briefed on the pending response from Jeff Lange, (previous landscaping Project manager), who will provide a resolution to correct defective landscaping concerns.
4. The Property Manager begin working a proposal with the current landscaping contractor, (BrightView) to replace flowers in and around various areas for beautification.
5. The Property Manager requested Board approval to accomplish a tree trimming project consisting of six trees, (three maple trees and three black locust trees). The tree trimming project was approved by the Board for a cost of \$1,050.00. The Property Manager will notify the community and obtain names of individual homeowners desiring tree services during this period. The homeowner will be responsible payments and cost of the tree trimming work performed on their property.

New Business:

1. Board will send out a survey to determine interest levels for a Community Yard Sales. The survey will request interest levels, type of event, and support as well as other general comments. Jennifer Nevius is the point of contact.
2. Board was briefed on the actions required to determine process to implement the electronic voting measure for the Fall elections.
3. Board approved a not to exceed amount of \$800.00 to fund the potential Foster's Memorial Project. Once the finalized requirements have been developed, the Board will share plans with the community prior to implementation.
4. National Night out is scheduled for August 3, 2021, and the Board agreed to begin soliciting volunteers and ideas to support the event. Jennifer Nevius is the point of contact.

v/r
Willie

In and Around the MEWS

News from...

SUPERVISOR PENNY GROSS



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June 2021

A few items of information for you or your association newsletter:

The Board Corner: Perspectives from Penny – Welcome to summer! The cicada chorus is upon us, as Brood X makes its once-every-17-years appearance. Brood X is not connected to the pandemic but, as we begin to return to in-person activities, it sometimes feels like we've been isolated like the cicadas, just not underground. Fortunately, the cicadas will be gone by the time our traditional free summer concerts return to county parks. Cancelled last year because of the pandemic, the concerts will have a shortened season, July and August only, but the range of talent is broad. At **Mason District Park**, the concerts will be held on Wednesdays, Fridays, and Sundays at 7:30 p.m., with children's concerts at 10 a.m. on Saturdays. The international series at **Ossian Hall Park** will return on Saturdays at 7:30 p.m. A complete listing of dates, locations, and performers will be available on-line by **Tuesday, June 1**, at <https://www.fairfaxcounty.gov/parks/performances>

National Caribbean American Heritage Month



On June 5, 2006, George W. Bush issued a presidential proclamation declaring that June be annually recognized as National Caribbean American Heritage Month to celebrate the contributions of Caribbean Americans (both naturalized and US citizens by birth) in the United States.

LANDMARK MEWS
REAL ESTATE UPDATE – JUNE 2021

Updated on 6/17/21 12:07 AM

ACTIVE SALES LISTINGS

N/A

UNDER CONTRACT/CNKO LISTINGS

5200 Cottingham Place

List Price: \$855,000

List Date: 05/28/21

DOM-MLS: 4

Agreement of Sale Date: 05/31/21

Close Date: 06/29/21

Close Price: TBD

SOLD

6313 Chaucer Lane

List Price: \$820,000

List Date: 05/13/21

DOM-MLS: 2

Agreement of Sale Date: 05/14/21

Close Date: 06/15/21

Close Price: \$825,000

6322 Manchester Way

List Price: \$679,500

List Date: 05/08/21

DOM-MLS: 6

Agreement of Sale Date: 05/13/21

Close Date: 06/04/21

Close Price: \$689,500

6352 Brampton Court

List Price: \$739,000

List Date: 04/28/21

DOM-MLS: 3

Agreement of Sale Date: 05/01/21

Close Date: 05/28/21

Close Price: \$760,000

6254 Masfield Court

List Price: \$779,500

List Date: 04/24/21

DOM-MLS: 0

Agreement of Sale Date: 04/24/21

Close Date: 05/21/21

Close Price: \$779,500

ACTIVE RENTAL LISTINGS

5206 Bedlington Terrace

Price: \$3,500

RENTED

6309 Manchester Way

Price: \$4,000 beginning June 21, 2021

6281 Chaucer View Circle

Price: \$3,495 beginning July 1, 2021