

**NEXT HOA MEETING**

Wednesday, August 18 @ 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**

**July 2021**

**Hello neighbors,**

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

I provided new homeowners and community members a welcome packet detailing some helpful information about the community. For additional details and useful information, please visit and register on the official LMCA [webpage](#). This will ensure you gain access to all the latest information, monthly meeting minutes, and various essential notices.

We are glad to have you as part of our community and hope you enjoy all that it offers.

**New Residents:**

Dameon and Karen Marshall	6365 Brampton Court
Abhishek Anand & Priti Priya	5206 Bedlington Terrace
Bjon Sioco & Ria Valencia	6281 Chaucer View Circle

As a reminder, residents of the community are asked to update your contact information and ensure you have a valid LMCA car decal affix to your vehicle. For more information, please contact the LMCA Secretary, Maria Santos, at [secretary@landmarkmews.com](mailto:secretary@landmarkmews.com).

**Summary of the Month’s Activity:**

Okay, so we have arrived in July and the last 30 days have been a bit busy and full of activities. I will attempt to frame as much of this as possible and give context where feasible for some upcoming issues.

1. The Tiger Team completed development efforts and final stages for the LMCA website redesign. It is nearing completion with only minor tweaks remaining prior to final roll out to the community.
2. The Covenants Committee continued reviews and completion of open violations discovered during the spring inspections and compliance reviews.
3. The Board continued assessing process to develop and implement an electronic voting process and for the upcoming HOA Board elections this Fall.
4. The Board reviewed upcoming key dates and milestones for several activities including: Call for Candidates for the Board of Directors elections, canvass community to form the election committee, and review FY22 budget requirements.

5. Covenants committee continued reviews, inspections, and approvals of resale packages.
6. Initiated tree trimming project to trim trees in the community common areas and offered residents an opportunity to receive tree trimming services and make payment directly to the contractor.
7. Process initiated to revise the LMCA Property Manager's position and advertise for candidates.
8. The Association installed traps on Masefield Dr. to capture spotted wildlife animals, (raccoons).

## **BOARD BUSINESS**

The Board conducted its monthly meeting on Wednesday, July 21, 2021, at 7:00pm via zoom.

### **Executive Session:**

A Homeowner after receiving a notice for a Covenants violation for installing sport equipment in a common area, requested a hearing before the Board to request an exception to the policy.

The Board conducted an Executive Session to discuss the Homeowner's request for an exception to the architecture standards, which prohibits the installation of sport equipment in a common area.

The Board discussed and deliberated the matter and decided additional information is required to clarify concerns for the Association liability, potential emergency egress and right of way problems and a need to review requirements for the architecture standards and possible revisions.

Because of liability concerns, the Homeowner was directed to remove the sport equipment until the Board conducts a detailed review and render a final decision.

## **Covenants' Report**

### **Compliance Notices:**

The Covenants Chair provided an updated report on the progress of the Spring home inspections. Most violations were corrected, and any outstanding notices of violations were on track to be completed.

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.

## **Treasurer's Report**

The budget report highlighted the following areas of concerns from the June financial report:

1. The overall budget was on target and sufficient funding remained to support the overall operations.
2. The Treasurer did report a cautionary note on the depletion of some budgeted line items because of unexpected higher expenses such as lighting repairs and the treatment for wild animals.
3. The Board was briefed on the need to closely coordinate any planned or unplanned expense with the Treasure prior to initiating any new expenses.

## **Acting Property Manager's Report**

The Board was briefed on some planned maintenance actions:

1. The landscaping lighting on the Berm and other areas are constantly in disarray because of frailty and destruction by pedestrians. A source to replace the lighting is currently being reviewed.
2. The Board was briefed on the pending actions to review and consider options for acquiring a potential new landscaping company if the current landscaping company cannot improve services to the community.
  - a. The Board was also briefed on the scope of the current landscaping contract and what is required to contractually support the community. Because various residents were not pleased with some of the services provided, it prompted the Board to conduct a review of the contract and determine what services are required:

## **LANDSCAPING SERVICES**

### **3.2 AREAS**

Areas. The mowing includes areas within the walls of Landmark Mews and along areas of the Stevenson Avenue right-of-way, adjacent to the sound wall to Stultz Road where there is landscape and a VDOT-owned irrigation system. Additionally, there are landscaped areas on Landmark Mews Drive and grassy areas between the sidewalks on Stevenson Ave. & Stultz Road that require maintenance.

### **3.3 MOWING**

Regularity. Mow all contractually covered turf to a height of three to four (3" to 4") inches. Mowing shall take place every seven to ten (7 to 10) days or as conditions and appearance of the area dictates. During the fall and spring growing seasons, mowing shall generally occur more frequently and during the summer months, mowing will generally occur less frequently.

### **3.4 EDGING**

- 3.4.1 Edging and trimming. Along curbs and accessible area sidewalks shall be done to keep a neat appearance. All hard edges shall be mechanically edged twice per month during the growing season. All dirt and debris resulting from edging shall be blown or swept away after operations.
- 3.4.2 Pruning and Disease. Community trees and all hedges, including those of the homeowners, shall be selectively pruned three times a year to remove small interior branches, suckers, dead or diseased wood and to partially expose the branching structure and encourage an open appearance. Ornamental trees and shrubs shall be managed for disease and inspections and shall be performed by a qualified inspector to determine the severity of any disease. It is to be noted that trees on homeowners' property are the sole responsibility of homeowners and not part of the Contractor's responsibilities.

**Planned Actions:**

The current practice for services included areas of services supporting both the common areas and Homeowner's properties, (grass cutting the fronts, edging and selected pruning). The Board will provide follow on guidance concerning the responsibility for each Homeowner to maintain their property, the complete servicing requirement for the landscaping contract and what will be the most comprehensive approach to ensure the entire community landscaping standards are maintained.

3. The Property Manager is currently receiving names from Homeowners who requested tree trimming services from the contractor providing services to the Association common areas.

**Deferred and New Business:**

1. Board will continues reviewing a process to 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.
2. Board continues to work actions to acquire implementation of an electronic voting measure for the Fall elections.
3. The Board decided to defer the efforts to participate in the county wide National Night out due to shortness of time to prepare and potential health concerns.
4. Cautionary Note: There has been an increase in illegal car activities (burnouts) at the end of Stevenson Avenue. Please be advised that the Fairfax County Police Department is aware of the illegal traffic/driving activity occurring on that street. They are asking for assistance from the community by reporting anything you see and alerting the police department and contacting Officer Isa Martin at [isa.martin@fairfaxcounty.gov](mailto:isa.martin@fairfaxcounty.gov).

v/r  
Willie

News from...

## SUPERVISOR PENNY GROSS



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July 2021

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

The Board Corner: Perspectives from Penny – Happy Fourth of July! With the loosening of pandemic restrictions, this year's celebrations of the Nation's Birthday will be much grander, and hopefully, more fun, than the 2020 version. Nevertheless, masks and social distancing still are recommended by the CDC and the Health Department if you are unsure about your own health or that of others. Eligible Fairfax County residents are vaccinated at a slightly higher rate than the Commonwealth, but it is vital that eligible residents get their shot(s). Vaccinations protect you and your loved ones, and everyone else as well.

My favorite summer activity is returning this month, as the free summer concert series, *Spotlight by Starlight*, begins a truncated season at Mason District Park on Wednesday, July 7. Live musical performances will be held every Wednesday, Friday, and Sunday evening at 7:30 p.m. through August 20; children's concerts are at 10 a.m. on Saturdays from July 10 to August 14. The International Cultural Heritage Nights at Ossian Hall Park will begin on Saturday, July 10, and continue to August 21, also at 7:30 p.m. Free live performances, close to home, free parking, come-as-you-are – what could be a better way to spend a summer evening!

The Board of Supervisors has appointed a 2021 Redistricting Advisory Committee to make recommendations about possible changes to magisterial district borders as a result of the 2020 Census Data now available to Fairfax County. The citizen committee will meet virtually toward the end of summer, and issue their report later this year. Magisterial boundaries changed very little in previous redistricting discussions in 2001 and 2011; depending on the census numbers, there may be little change in 2021, although Mason District, the smallest in geography as well as population (about 26 square miles and 116,000 people), most likely will have to grow a little. More information will be available in the fall.

**For more county info follow.....**

[Mason District Homepage | Board of Supervisors - Mason \(fairfaxcounty.gov\)](#)

**LANDMARK MEWS**  
**REAL ESTATE UPDATE – JULY 2021**  
*Updated on 6/17/21 12:07 AM*

**ACTIVE SALES LISTINGS**

**6272 Chaucer Lane**

List Date: 7/16/21  
List Price: \$769,900  
DOM-MLS: 8

**6329 Chaucer View Circle**

List Date: 8/3/2021  
List Price: \$820,000  
DOM-MLS: TBD

**UNDER CONTRACT/CNKO LISTINGS**

**N/A**

**SOLD**

**5200 Cottingham Place**

List Date: 05/28/21  
List Price: \$855,000  
DOM-MLS: 4  
Agreement of Sale Date: 05/31/21  
Close Date: 06/29/21  
Close Price: \$865,000

**ACTIVE RENTAL LISTINGS**

**6308 Chaucer View Circle**

List Date: 7/29/21  
DOM-MLS: TBD

**RENTED**

**5206 Bedlington Terrace**

Close Date: 06/26/21