

NEXT HOA MEETING

Wednesday, September 15 @ 7:00 PM via Zoom (Monthly Meeting)
Please be sure to check out LMCA website: <https://www.landmarkmews.com/>
And request to join our Facebook page: **Landmark Mews, Alexandria Va**

PRESIDENT'S REPORT

August 2021

Hello Neighbors,

New Residents

Any new Homeowners and community members will receive 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 community updates.

As a reminder, residents of the community are asked to update their contact information and ensure you have a valid LMCA car sticker affixed to your vehicle. To request a vehicle decal, please go to the website and under "Quick Clicks", click on the button "[Parking Decal Request](#)".

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

Rob and Tiffany Kelly	6313 Chaucer Lane
-----------------------	-------------------

Summary of the Month's Activities

The Board continues taking steps to improve our community and provide current information on issues affecting the community.

1. The Tiger Team completed the redesign and launched the LMCA new webpage design. It is a huge transformation from the previous design and the updated version contains a new functional design and enhanced features. A huge thanks to our very own [Maria Santos](#), for leading the charge and spearheading the development efforts as well as the launching of the new site. Maria contributed to development of the site, transferring extensive amounts of documents, and keeping the project on track. Great job! Please take a browse and become familiar with the new website.

2. The Board conducted a Special Covenants Hearing at the request of a Homeowner:

The Board by a vote of 7 to 0, denied the Homeowner's request for an exception to the covenants policy, which currently prohibits athletic equipment installation of the equipment in a common area or on Homeowner's property.

Subsequently, the Board requested the Covenants Committee review and revise portions of the covenant's language, which prohibits Homeowners from installing athletic equipment in and around LMCA property.

No further action required beyond a review of covenants standards.

3. The Board is reviewing the implementation process for the proposed, "electronic voting by email," for the upcoming HOA Board of Director's elections this Fall.

4. Voting Committee:

Big round of thanks and congratulations to our volunteers selected for the Voting Committee, which will oversee the 2021 Board of Directors elections.

The Board approved the measure to establish the voting committee and appoint committee members by a vote of 5-0-2 (two members were unavailable and did not record a vote), but a quorum was satisfied, and committee and appointments approved.

Appointments:

Chair: Stephen Rochon (rochonuscg@aol.com)
Committee Member: Kathleen Ryan" (kdryan4@gmail.com)
Committee Member: Michelle Shwimer (mshwimer19@gmail.com)

5. Carl obtained Yorkshire Tree services for both common areas and individual homeowners. However, because some Homeowners still desired tree trimming services, we requested and received additional quotes from the landscaping contractor.
6. Notified the community via the Mew News of an opportunity to have additional tree services performed.
7. The Association installed animal traps on Masefield Court to capture spotted wildlife animals (raccoons). The traps proved successful, but no additional animals were captured or spotted in the area or community again after the traps were set.

BOARD BUSINESS

The Board conducted its monthly meeting on Wednesday, August 18, 2021, at 7:00pm via zoom.

Executive Session

The Board conducted an Executive Session and was introduced to the HOA's legal representative, William L. Mitchell, II, Esq. with Eccleston & Wolf, a legal firm hired by the HOA's Insurance Company to represent the HOA and the former Property Manager, Roger Casalengo, for the pending litigation.

The 30 minutes of discussions during the Executive Session consisted of basic procedural knowledge and no decisions were made during the Executive Session. The Board resumed the open session after receiving the introductory briefing from the Attorney.

Covenants' Report

Compliance Notices:

The Covenants Chair advised the Board on several topics:

- a. The violations from the Spring inspections were mostly completed and no actions from the violations that required the Board's action.

- b. The Fall inspections will begin in mid to late September and all Homeowners are advised to review their individual properties ahead of inspections to ensure there are no violations or existing conditions creating violations. If Homeowners have questions or require clarification on any covenant's procedures, they are directed to contact the Covenants Chair, Loren Sciorba, at covenants@landmarkmews.com.
- c. The Board received the draft covenants language for the sports equipment provision and will review for consideration.

As a reminder, for any covenants' violation notices, homeowners must comply with the notice, provide a response in the required timeframe, and make timely repairs of all violations. Residents are reminded that any unresolved covenants' violations will be provided to the Board for resolution and correction using one of two available methods:

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 July financial report:

1. The overall budget is still on target and there is sufficient funding remaining to support the overall operations.
2. There were two areas of higher spending than expected:
 - a. Administrative fees from Management Company (SCS), due to higher numbers of new accounts established because of new home sales in July.
 - b. Higher cost to treat and remove wild animals from the community.
3. The Treasurer and President will draft the new budget for calendar year 2022 and provide the draft to the Board for approval during the September Board meeting. The budget must be approved and available prior to the upcoming Annual meeting scheduled for October 21, 2021 (third Thursday in October).

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 still pending.
2. The Board was briefed on the pending actions to review and consider options for correcting the streetlamp pole lighting. A potential resolution includes replacing the top of the lamp pole lighting fixtures. This will prevent water accumulation and avoid the on-going electrical shortages.

3. Although not discussed, the President has received a new cost proposal from a potential new landscaping company and will provide the proposal to the Board for review during the upcoming week.
4. The Board was briefed on several other actions:
 - a. Tree service completed and one Homeowner removed a tree from residence
 - b. The landscaping contractor will install a new irrigation system sprinkler for watering areas on Chaucer View island.
 - c. The Berm has trees that require irrigation, and the system will be adjusted to resolve that issue.
 - d. The landscaping contractor will begin removing the dead trees and marking spots to replace those trees in the upcoming week

Planned Actions

Deferred and New Business:

1. Board is finalizing the process to implement an electronic voting measure for the Board elections during the Annual meeting this fall.
2. The Board initiated a request to have community street signs replaced or reconditioned.
3. The Board deferred the Property Manager's discussion until the September meeting. **One special note:** A big thank you and gratitude to **Carl Halvorson**, who has performed the Property Manager's duties for a couple of months. Carl has been steadfast and making a lot of in-roads for some of our more difficult problems with the community infrastructure.

A huge thank you for his dedication and willingness to step in and support the community.

v/r
Willie

News from...

SUPERVISOR PENNY GROSS



MASON DISTRICT GOVERNMENTAL CENTER
6507 COLUMBIA PIKE, ANNANDALE, VA 22003

PHONE: 703-256-7717 TTY: 711 FAX: 703-354-8419
E-MAIL: MASON@FAIRFAXCOUNTY.GOV

August 2021

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

The Board Corner: Perspectives from Penny – If it's August, it's time for National Night Out! The annual event, cancelled last year because of the pandemic, is on again, scheduled

for **Tuesday, August 3, 2021**. National Night Out (NNO) truly is a national event, as communities across the nation assemble, in various ways, to "take a bite out of crime." Mason District has one of the oldest NNO events – the Camelot potluck is renowned for its diverse menu, children's games, and plain old-fashioned fun. During the pandemic, Camelot opted for street corner gatherings (socially distanced) as public safety participants, and this Supervisor, did a drive-thru version of NNO.

Local observances can be as simple as turning on the porchlight, to ice cream socials and elaborate picnics. The important thing is to get to know your neighbors and demonstrate to criminals that your neighborhood cares, and residents are watching out for each other.

Fairfax County is one of the safest jurisdictions of its size in the country, but this summer's rash of vehicle break-ins and attempted break-ins reminds us that we are not immune to crime. If your street or neighborhood has a NNO observance, go join the fun. If not, turn on your porch light, at least. Lastly, lock your vehicles, lock your doors, and call the non-emergency number, 703-691-2131, if you are victimized. Taking a bite out of crime is up to all of us!

For more county info follow.....

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

LANDMARK MEWS
REAL ESTATE UPDATE – AUGUST 2021
Updated on 8/21/21 11:07 PM

ACTIVE SALES LISTINGS

6272 Chaucer Lane

List Date: 7/16/20
List Price: \$769,900
DOM-MLS: 35

6329 Chaucer View Circle

New List Date: 08/18/21
New List Price: \$799,000
Previous List Date: 07/30/21
Previous List Price: \$820,000
DOM-MLS: 21

UNDER CONTRACT/CNKO LISTINGS

N/A

SOLD

N/A

ACTIVE RENTAL LISTINGS

N/A

RENTED

6308 Chaucer View Circle

List Date: 07/29/21
Sold Date: 8/11/21
DOM: 14 days