

NEXT HOA MEETING

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

Please be sure to check out Landmark Mews website: <https://www.landmarkmews.com/>

And request to join our Facebook page: **Landmark Mews, Alexandria Va**

PRESIDENT'S REPORT

October 2021

Hello Neighbors,

A big thanks to those community members who attended the Annual meeting. During this previous year, it has truly been an honor representing our community as President for our Association. The Board is proud to announce that the state of the community is thriving, thanks in great part to all those members serving on the Board.

The Board will lose several sitting members this term, Bob Uhl, Jennifer Nevius, and Dan Aminoff. Thank you all for your service and commitment to managing and improving our community.

The success of the Board occurred because of the dedication and efforts of several key members including Kimberly Beach, who has been my right hand and is a budget extraordinaire; Maria Santos, who never fails and always answers the call of duty with a smile and energy, she is the soul of this board and maintains all the affairs in the utmost professional manner; Andi Schmiedebusch, who provides outstanding counsel and brings so much experience and advisement to the Board; Loren Sciorba, our wonderful Covenants Chair, who provides the right mix of stern compliance and compassion for maintaining our community and homes in superb shape; and lastly, but not least, Carl Halvorson, who wore several hats and never waived on getting things done or answering the calls. While he's stepping down as a Board member, we gained an outstanding and experienced Property Manager, and we are truly fortunate to acquire his skill set as the new Property Manager.

As our new Board becomes acclimated into their positions, we will work diligently through the transition and hope to stay true to the history and character that have been our hallmark and contributed to making Landmark Mews a wonderful place to live, raise a family, and call home.

As we turn the page, I am pleased to announce a full Board beginning with the appointment process at the November meeting. A big round of thanks to our newest nominees: Vicky Gaston, Michelle Shwimer, Will O'Neal, and Nicole Jacobson.

It is important for the new Board to earn your trust by having full transparency of actions taken on your behalf. Please note, we will always practice and enforce an open-door policy for all Board meetings, excluding Executive Sessions, which occurs monthly at 7:00pm on the 3rd Wednesday of each month via Zoom.

So, please feel free to join us doing our monthly meetings and provide us your feedback, concerns, and ideas, they are always welcomed.

Summary of the Month's Activity

BOARD BUSINESS

The Board conducted its monthly meeting on Wednesday, October 20, 2021, at 7:00pm via Zoom.

Covenants' Report

The Covenants Chair reported results of Fall inspection:

1. The Fall inspections were completed, and all Homeowners were advised on results surrounding properties inspections to ensure timely resolution for all violations.

As a reminder, for any covenants' violation notices, homeowners must comply with the notice and provide 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.

The Covenants Chair briefed the Board on potential delays for Homeowners making repairs due to a lack of available maintenance personnel.

Treasurer's Report

The Board approved the draft budget for 2022. All minor changes were incorporated and following summaries provided:

1. The budget substantiated there would be no increases for monthly assessments.
2. All planned operation and costs for 2022 calendar are funded.
3. No significant changes required for all budgeted line items.

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 dog leashes and lawnmowers. The test phase is currently occurring, and we have installed sample lighting on the Berm and some streetlights, which will continue for a few weeks. We are currently having to use bright white exterior light bulbs because inventory on exterior warm white bulbs has experienced a shipping delay. We hope to replace them as soon as the shipment comes in.
2. The Board was briefed on several other actions:

- a. Reviewing the process to remove and replace dead trees and plants.
- b. Property Manager and Landscaping contractor reviewing the community to assess irrigation system, landscaping requirements, and the snow and ice removal.
- c. Completed a joint renovation of proper zone with Overlook Association.

Planned Actions

1. Assessing community street signs for replacement or reconditioned.
2. Developing plan to refurbish and resurface community streets in the summer of 2022.

v/r
Willie

ANNUAL MEETING – YEAR IN REVIEW

Governance Process

1. Completed comprehensive reviews for all services contracts.
 - a. SCS
 - b. Brightview Combined snow and ice remover for our common areas
 - c. Go Daddy
 - d. Web Master
 - e. Poop 911 “Pet Waste Removal”
2. Completed Fairfax Police Department safety patrols agreement
3. Revised voting process to use electronic format for elections
4. Approved resolution authorizing virtual meetings
5. Reviewed various community policies and resolutions

Compliance

1. Completed required Reserve Study
 - a. Conducted Comprehensive Review of Study
 - b. Reserve Study Determined Contributions Adequate
 - c. Major Projects (property Manager Cover)
2. Reviewed and attested 2019 Financial Statement Audit
3. Reviewed and approved the new property and Liability Insurance policy

Enhancements

1. Communications
 - a. Developed/improved platform to send timely notices/bulletins via email
 - b. Revised Landmark Mews website
 - 1) Improved Functionality
 - 2) Added new menu icons (“Quick Clicks”) on the landing page
 - 3) Provided New Features

- c. Collaborated and provided communications on Real Estate Firm strategies to improve home sale prices
2. Landscaping
 - a. Continued our goal of permanent repairs for the electrical lighting on walkways and pole lights.
 - b. Initiated a test phase to improve/replace faulty lighting.

Budget

1. Completed Final Budget 2022 operating year
2. Completed several funding deposits of maturing CDs
3. Ensure all properly submitted invoices were reviewed and paid

Future Projects

1. Street Lighting Lamps and Landscaping Lighting
 - a. Conduct two week testing phase of various lighting solutions.
 - b. Correct lighting concerns and devise permanent fix for recurring lighting problems.
 - c. Assess need to perform tree trimming throughout the community.
 - d. Perform street maintenance (e.g., repair road cracks, paint curves, paint parking lines).

In and Around Landmark Mews



Happy Halloween

In a previous Facebook discussion, several neighbors expressed interest in recreating (and improving upon!) the neighborhood Halloween activities that we had last year.

In that spirit, on Sunday, October 31, the plan is to have a Halloween parade at 5:30pm around the neighborhood (route to be posted on Facebook) since sunset is scheduled for 6:09pm. Volunteers are welcome to come out earlier in the day on 10/31 to decorate the route with sidewalk chalk. Let us know if you're interested in helping!

We can then follow the parade with trick-or-treating. In a previous Facebook post, some families said that they plan to set up a table/basket at the end of their driveways, providing goodies in individual bags so kids can easily social distance - like last year. Please spread the word to any neighbors who may not be on Facebook. We are planning to hang signs on the mailboxes to let folks know.

We hope neighbors will join us in celebrating on October 31st! I will be taking photos as many photos as possible, however, if you have great photos of your kids in their costumes, please send them to secretary@landmarknews.com and I will post them in the photos section of our website.

LANDMARK MEWS
REAL ESTATE UPDATE – OCTOBER 2021

Updated on 10/22/21 11:23 PM

ACTIVE SALES LISTINGS

6277 Chaucer View Circle

List Date: 10/22/21

List Price: \$799,999

DOM-MLS: 1

6363 Brampton Court

New List Date: 10/19/2021

New List Price: \$775,000

Previous List Date: 10/6/21

Previous List Price: \$800,000

DOM-MLS: 9

6368 Brampton Court

List Date: 09/10/2021

List Price: \$825,000

DOM-MLS: 42

6272 Chaucer Lane

New List Date: 08/23/21

New List Price: \$750,000

Previous List Date: 7/16/20

Previous List Price: \$769,900

DOM-MLS: 99

UNDER CONTRACT/CNKO LISTINGS

6329 Chaucer View Circle

New List Date: 9/23/21

New List Price: \$750,000

Previous List Date: 09/09/21

Previous List Price: \$799,000

Previous List Date: 07/30/21

Previous List Price: \$820,000

Agreement of Sale Date: 10/21/21

Close Date: 11/30/21

DOM-MLS: 82

SOLD

N/A

ACTIVE RENTAL LISTINGS

N/A

RENTED

N/A