

NEXT HOA MEETING

Wednesday, December 15 @ 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

November 2021

Dear Landmark Mews Homeowners,

We are pleased to announce our 2022 HOA Board of Directors, Officers and Committee Members:

| <u>Board Members</u> | <u>Board Officers</u> |
|--|--|
| Kimberly Beach - kimberly.beach@landmarkmews.com | President: Willie Spivey - president@landmarkmews.com |
| Vicky Gaston - vicky.gaston@landmarkmews.com | Vice-President: Michelle Shwimer - michelle.shwimer@landmarkmews.com |
| Nicole Jacobson - nicole.jacobson@landmarkmews.com | Operations Treasurer: Kimberly Beach - treasurer@landmarkmews.com |
| Will O'Neal - will.oneal@landmarkmews.com | Secretary: Maria Santos - secretary@landmarkmews.com |
| Andi Schmiedebusch - andi.schmiedebusch@landmarkmews.com | |
| Michelle Shwimer - michelle.shwimer@landmarkmews.com | |
| Willie Spivey - willie.spivey@landmarkmews.com | |

| <u>Committee Members (Covenants)</u> | <u>Property Manager</u> |
|---|--|
| Loren Sciorba covenants@landmarkmews.com | Carl Halvorson - prop.manager@landmarkmews.com |
| Dick Fiske | |
| Tammy O'Neal | |
| Phil Thompson | |
| covenants@landmarkmews.com | |

President Corner

It is an honor to be chosen again by the Board to represent our community as President of the Landmark Mews Homeowners Association. Our Board would also like to thank and commend our prior Board members for their service and support to the community. As our new Board become acclimated into their positions, we will work diligently through our transition and continue with our efforts to support and make our community a wonderful place to live, raise a family and call home. It is also critically important for the Board to

earn your trust and gain the full confidence of the community by providing full transparency of all actions taken on behalf of the community. Please note the Board continues to practice having an open-door policy for all board meetings excluding Executive Sessions. The Board will be meeting at 7:00pm on the 3rd Wednesday of each month via zoom and welcome the community to join the meetings and provide us your feedback, concerns, and ideas, as they are always welcomed.

BOARD BUSINESS

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

Covenants' Report

The Covenants Chair reported results of Fall inspection:

The completed Fall inspections resulted in some identified violations for Homeowners. However, due to shortages of supplies and backlog in contractor's maintenance projects, the community experienced some delays in timely correcting the identified violations.

As a reminder, for any covenants' violation notices, homeowners must comply with the notice and provide responses in the required timeframe and continue making efforts to correct violations in a timely manner.

The Covenants Chair will continue monitoring potential delays for Homeowners and ensure repairs are completed as soon as practical.

Treasurer's Report

The 2021 financial picture was briefed to the Board and the overall budget for 2021 remained in the black despite some increases in cost for various line items, (i.e., electrical repairs for lighting). The outlook for 2021 appears to be in line with the overall budgeted amounts and no significant changes required for any budgeted line items.

Property Manager's Report

The Board was briefed on some planned maintenance actions:

1. The landscaping lighting on the Berm and other areas remain a bit in disarray because of frailty and both vendors and others causing some damage. The test phase is currently underway, and we are testing sample lighting on the Berm and some streetlights, which continue for a few more weeks.
2. The Board was briefed on several other actions:
 - a. Board approved a proposal from Brightview to conduct various landscaping enhancement including removal and replacement of various dead trees and plants for a cost NTE \$4,800.00
 - b. Assessing community street signs for replacement or reconditioned
 - c. Developing plan to refurbish and resurface community streets in the summer of 2022.

Note: Thanksgiving Recycle Collection

The Thursday recycling services fall on the Thanksgiving holiday, November 25, 2021. Republic Trash Service will provide recycling services to the community on Saturday, November 27, 2021, following the Thanksgiving holiday.

IMPORTANT REMINDER: With the upcoming Thanksgiving holiday, it is important to remember that in Fairfax County, glass **CANNOT** be included with recycle materials. You must take your glass to a separate glass recycling facility. Fortunately for Landmark Mews, there is a nearby purple bin glass recycling station at Tower Court & South Whiting Street at the end of South White Street by The Alley Cat Restaurant. Take Stevenson Avenue and turn LEFT onto South Whiting Street at the traffic light. You will see the purple glass recycling station at the end of the street.

Planned Actions

The Board is reviewing plans to establish a Social Committee for managing and conducting various future community social events. More to follow.

v/r
Willie Spivey
President LMCA



LANDMARK MEWS
REAL ESTATE UPDATE – NOVEMBER 2021
Updated on 11/20/21 1:29 PM

ACTIVE SALES LISTINGS

6363 Brampton Court

New List Date: 10/27/2021
New List Price: \$750,000
Previous List Date: 10/19/2021
Previous List Price: \$775,000
Original List Date: 10/6/21
Original List Price: \$800,000
DOM-MLS: 47

6368 Brampton Court

New List Date: 11/12/2021
New List Price: \$809,999
Previous List Date: 09/10/2021
Previous List Price: \$825,000
DOM-MLS: 93

UNDER CONTRACT/CNKO LISTINGS

6277 Chaucer View Circle

List Date: 10/22/21
List Price: \$799,999
Agreement of Sale Date: 10/27/21
Close Date: 11/24/21
DOM-MLS: 6

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

6272 Chaucer Lane

New List Date: 10/28/21
New List Price: \$725,000
Previous List Date: 08/24/21
Previous List Price: \$750,000
Original List Date: 7/16/20
Original List Price: \$769,900
Agreement of Sale Date: 11/14/21
Close Date: 12/20/21
DOM-MLS: 123

SOLD

N/A

ACTIVE RENTAL LISTINGS

N/A

RENTED

N/A