



NEXT HOA MEETING

Wednesday, January 19, 2021 @ 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

December 2021

Happy Holiday Season, neighbors!

I hope this finds you and your families well and enjoying the holiday season. As the end of the year approaches and we reflect upon what has been accomplished, I would like to share some notable progress that the Board has made throughout this 2021 year. In this season of gratitude and giving, I wish to recognize the many ways in which both our volunteer Board and team members have invested significant time and energy to improve the lives of residents in our wonderful community. To maintain and enhance our neighborhood, respond to concerns, and to respect our governing documents and the VA Property Owners Association Act, we have sought and made progress on many fronts.

Please join me in welcoming our newest homeowners and neighbors to the 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.

New Residents:

Anton Nonchev Ekaterina Diankova	6277 Chaucer View Circle
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Elle Ross Sadr Levi Sadr	6329 Chaucer View Circle
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We provide new homeowners and community members with a welcome packet detailing some helpful information about the community. For additional details and useful information, please visit and register on the official LMCA [website](#). 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.

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. To request a decal, please go to the [website](#) and click on the “Parking Decal Request” icon.

Year in Review

Governance Process

1. Completed comprehensive reviews and updated all services contracts.
 - a. Select Community Services (“SCS”)
 - b. Brightview Landscaping Services - combined snow and ice removal for our common areas
 - c. Go Daddy
 - d. Web Master
 - e. Poop 911 (Pet Waste Removal)
 - f. Republic Services (Trash and Recycle Services)
2. Renewed Fairfax County Police Department Safety Patrols Agreement.
3. Developed a virtual process to enable electronic voting for future elections.
4. Approved resolution authorizing a virtual forum for all Association meetings.
5. Reviewed and updated various community policies and resolutions.

Compliance

1. Completed mandated Reserve Study
 - a. Conducted a comprehensive review of Study results
 - b. Developed community improvement plans
 - c. Identified major improvement projects for 2022
2. Reviewed and attested 2019 and 2020 Financial Statement Audits.
3. Reviewed and selected a new Property and Liability Insurance policy.

Budget

1. Developed and approved 2022 operating budget.
2. Validated strategies supporting investments of funding (i.e., CDs).
3. Ensured timely payments for all submitted invoices and billings.

Communications

1. Developed/improved platform supporting timely notices/bulletins via email.
 - a. Revised Landmark Mews website (www.landmarkmews.com).
 - i) Improved functionality and enhanced the home page
 - ii) Updated and added relevant content

- iii) Refreshed the website with new graphics and images
- 2. Collaborated and provided communications on real estate company strategies to improve home sale prices.
- 3. Continued fixes for electrical wiring and lighting for walkways and street pole lighting.
- 4. Initiated a test phase to improve/replace faulty lighting.

Future Projects

- 1. Correct lighting concerns and devise permanent fix for recurring lighting problems.
- 2. Assess tree trimming requirements throughout the community.
- 3. Perform street maintenance (e.g., repair road cracks, paint curbs, paint parking lines, etc.).
- 4. Replace various street signs.

These accomplishments are a testament to the dedication and service of the volunteers on the Board. While we recognize there is more work to be done, I am proud of the progress and contributions made by the entire team. I hope to see many of you at future Board meetings and please reach out to me with any questions or concerns. I wish you all a very happy holiday season and happy new year!

BOARD BUSINESS

The Board conducted its monthly meeting on Wednesday, December 15, 2021, at 7:00pm via Zoom. Due to the holiday season, several members were absent and no updated information provided.

Covenants' Report

No updates to report.

Treasurer's Report

The budget report did not highlight any area of concerns from the December financials. Budget is on target and there's sufficient funding to cover operating expenses for the remainder of the year.

Property Manager's Report

No updates to report.

Deferred and New Business

1. Board approved a new contract with Republic Services for trash and recycling services.
2. Board approved the auditor's request to finalize the 2020 financial statement audit.

v/r
Willie

News from...

SUPERVISOR PENNY GROSS



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December 2021

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

The Board Corner: Perspectives from Penny – December always is busy with preparations for the holiday season, as well as for winter weather. December 2021 also is a busy time for the Board of Supervisors, as the Board considers the once-every-decade magisterial redistricting. Despite the delayed release of 2020 Census data by the federal government, localities in Virginia are required by law to adopt new maps by the end of the calendar year. Fairfax County's population increased by about 70,000 persons since 2010; Mason District remains the smallest district geographically, contains some densely populated census blocks, and will need to add population to balance with other magisterial districts. In 2001 and 2011

redistrictings, Mason District added one or two precincts, and I anticipate that will be the case in 2021. My goal is to ensure that, if you lived in Mason District prior to map changes, you still will live in Mason District.

Real estate tax relief for senior citizens and disabled persons also will be considered by the Board this month. There is more information elsewhere in this newsletter about the proposed changes, the first in 16 years. About two percent of Mason District households qualify for real estate tax relief now; the proposed changes likely would permit more residents to qualify for the program. Also under consideration is a tax deferral program. If approved by the Board, changes would be phased in over a period of two or three years.

The Mason District Holiday Town Gathering returns on Monday, December 6, 2021, at the Mason District Governmental Center, 6507 Columbia Pike in Annandale, from 7 to 8:30 p.m. The Holiday Town Gathering started in 1996, but could not be held in 2020 because of the COVID-19 pandemic. I am delighted to host its return with live entertainment from an ensemble of the very popular Irish Breakfast Band, refreshments, and door prizes. I also will give my annual State of the District report at the event. The Holiday Town Gathering is free, and suitable for the entire family. I look forward to seeing you there.

For more county info follow.....

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

LANDMARK MEWS
REAL ESTATE UPDATE – DECEMBER 2021
Updated on 12/19/21 2:53 AM

ACTIVE SALES LISTINGS

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

6313 Manchester Way

List Date: 12/02/2021

List Price: \$799,000

DOM-MLS: 11

Agreement of Sale Date: 11/14/21

Close Date: TBD

Close Price: TBD

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
DOM-MLS: 123
Agreement of Sale Date: 11/14/21
Close Date: 12/20/21
Close Price: TBD

SOLD

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
Agreement of Sale Date: 11/28/21
Close Date: 12/17/21
Close Price: \$740,000

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
Original List Date: 07/30/21
Original List Price: \$820,000
DOM-MLS: 82
Agreement of Sale Date: 10/21/21
Close Date: 11/30/21
Close Price: \$725,000

6277 Chaucer View Circle

List Date: 10/22/21
List Price: \$799,999
Agreement of Sale Date: 10/27/21
DOM-MLS: 6
Close Date: 11/24/21
Close Price: \$805,000

ACTIVE RENTAL LISTINGS

N/A

RENTED

N/A