

NEXT HOA MEETING

Wednesday, June 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

May 2022

Hello neighbors,

New Residents

New Homeowners and community members will receive a welcome packet containing helpful information about the community and local service providers. For additional details and useful information, please visit and register on the LMCA official [webpage](#). This will ensure you gain access to all the latest information, monthly meeting minutes, and various essential notices. We also invite residents to join the community's Facebook page.

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

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

BOARD BUSINESS

The Board conducted its monthly meeting on Wednesday, May 18, 2022, at 7:00pm via zoom.

Covenants' Report

The Covenants Committee Chair updated the Board on Covenants' activities:

1. There are still several outstanding Fall inspection violations pending corrections.
2. 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 of violations using one of two available methods:
 - a. The Board may correct the repairs and bill the homeowner for the repair cost, interest, and associated fees.
 - b. The Board may issue an assessment (e.g., levy a fine) on the homeowner daily, until repair/s are completed.
3. All pending violations are being reviewed by the Board for remedy. Questions for any Covenants' procedures can be addressed to the Covenants Chair, Loren Scieurba at covenants@landmarkmews.com.

Treasurer's Report

The Treasurer updated the Board on several budget issues:

1. The monthly budget report highlighted several items of interest received in a draft report received from the auditing firm performing the current audit for calendar year 2021:
 - a. Contribution to Reserves. The Reserves account is out of synch -- the forecasted balance is below the required amounts based on balances and contributions. It is surmised this occurred due to our 50% coverage of the work at the end of Landmark Mews Drive with Overlook, which was not forecasted and other previous infrastructure work. The Board approved a request to transfer \$40,000 of the unappropriated members' equity (excess operating funds from prior years), to the reserves account. This aligns with audit report recommendations and ensures adequate reserve funding going forward.
 - b. Prior year 2018 Accounts Payable for Community (Property) Manager. There is an outstanding payment of \$1,000.00 pending for an older accounts payable due to a missing invoice for payment. The Board approved a request to liquidate the amount payable by writing off the payment and reverse entry the amount back to the 2018 calendar year operating account.
2. A notice of overbudget on Expense Item 5030 - Acct Setup/DD/Coupons. This occurred due to an increase in resale activities performed by the management company, (SCS), for property sales throughout the community.
3. Trash and Recycling Service costs are slightly higher than planned. This higher cost was attributed to an error in the monthly billing amounts submitted by Republic (LMCA's trash and recycling vendor). However, the error was corrected, and the company credited the overcharges back to LMCA's account.

Property Manager's Report

The Property Manager report was not available at the monthly meeting. The following items are pending:

1. The landscape lighting on the Berm and other areas still shows signs of improving after installing updated lamp and lighting fixtures. Overall lighting conditions have improved, but still requires final resolution.
2. Reviewing options to replace community street signs, visitor parking signs and entrance signage.
3. Assessing plans for street pavement work scheduled for early summer FY22.
4. Assessing efforts to repair and accomplish restoration work for the brick wall in several locations.

Community Committee Report

1. Continuing planning efforts to establish a formal memorial to recognize long time Landmark Mews residents and community activists, Tim and Annie Foster.
2. Continuing efforts for National Night Out (NNO) planning. LMCA has registered for the NNO event scheduled for the Fall 2022 timeframe.

v/r
Willie



Brightview landscaping services anticipates applying the 2nd round of turf applications on 5/25 (weather permitting).



Safety Driving Tips

While driving in the neighborhood, please be mindful and obey the speed limits, pedestrians and stop signs posted throughout the community. Many residents reported near accidents and various infractions of not obeying the posted traffic signs, especially on Bedlington Terrace and Masefield Court and the corner of Bedlington Terrace and Chaucer Lane. It is critical to remember that as summer approaches there are school-aged children outside, so please use caution while driving and keep a sharp look out for children playing in the neighborhood.

Always Remember To:

1. Drive slowly. By driving at or under the reduced speed limits in neighborhoods you can prevent a severe accident.
2. Exercise caution at intersections and turns. Look in all directions for potential hazards and children playing.
3. Stop/Yield at all posted Stop/Yield signs.
4. Give pedestrians the right of way.
5. Always use caution when driving in the neighborhood.
6. Observe the No Parking areas and visitor parking rules.
7. Please obtain an LMCA parking decal for your permanent vehicles.

[Please remember, there are numerous small children in the neighborhood, let's protect them by driving safely!!](#)

Reminder

DOGS ARE TO BE ON A LEASH AT ALL TIMES!! Not only is this in the Landmark Mews HOA guidelines, but it is also the **law** in Alexandria City and Fairfax County. The number of complaints being received has increased. Please keep this in mind when walking your dog in the community, to always use a leash and pick up your pet's waste. Dogs **MUST** be always leashed in front yards, since there are no barriers, such as a fence, to prevent them from

going into the street or approaching other dogs or people. Pet owners are responsible for all pet waste and cleanups. Please be a considerate neighbor and responsible pet owner.

LANDMARK MEWS
REAL ESTATE UPDATE – MAY 2022
Updated on 5/21/22 11:59 PM

COMING SOON/ACTIVE SALES LISTINGS

N/A

UNDER CONTRACT/CNKO LISTINGS

5206 Cottingham Place

List Date: 04/22/22

List Price: \$830,000

DOM-MLS: 19

Agreement of Sale Date: 05/10/22

Close Date: 06/10/22

6313 Chaucer View Circle

List Date: 04/28/22

List Price: \$714,900

DOM-MLS: 16

Agreement of Sale Date: 05/13/22

Close Date: 06/03/22

SOLD

N/A

COMING SOON/ACTIVE RENTAL LISTINGS

N/A

RENTED

6268 Masefield Court

List Date: 05/03/22

Off Market Date: 05/04/22

DOM-MLS: 1