

NEXT HOA MEETING:

Wednesday, July 20 @ 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

June 2022

Hello neighbors,

Please join me in welcoming all our new homeowners to the Landmark Mews Community Association ("LMCA"). As President of the Board of Directors, it gives me great pleasure to extend this hardy greeting to our newest community members and provide a brief overview of our community.

Welcome New Residents

Helen Quinn & John Pernick	5206 Cottingham Place
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LMCA consists of 148 privately owned townhomes uniquely nestled between Alexandria and Fairfax Counties. We have dedicated ourselves to making Landmark Mews the best possible community by continuing the growth, improvements, and providing for the safety of all our residents. LMCA Board of Directors consists of homeowners, who volunteer themselves to look after the community and serve for staggered three-year terms. As a resident member, you can also join us as a volunteer committee member for various departments including Landscaping, Covenants, Elections, and as needed, the Social and Recreational Affairs committees. These committees strive to help make the Landmark Mews community a peaceful and beautiful living area for all residents of the community and you are invited to take part in the continual improvement efforts of our community.

For more details and useful information, please visit register on the official LMCA [webpage](#). This will ensure you gain access to all the latest information, monthly meetings minutes, and various essential notices.

I look forward to meeting each of you in person soon and glad you are part of our community.

BOARD BUSINESS

The Board conducted its monthly meeting on Wednesday, June 15, 2022, at 7:00pm via zoom.

Covenants' Report

Compliance Notices:

The Covenants Committee completed the Spring inspections and compliance reviews. Homeowners will receive violation notices in the upcoming weeks

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 Sciorba at covenants@landmarkmews.com.

Treasurer's Report

1. The operating budget is currently holding and although a few line items reflected higher expenditures for various operational cost (e.g., water bill, landscaping irrigation cost), the overall budget for the year remains within the approved limits.
2. The Board encourages each Homeowner to review the monthly financial report posted on the Landmark Mews website.

Property Manager's Report

Summary of the Month's Activity:

Here are a few things that occurred during the timeframe leading to our monthly meeting. The month of June was slightly busy for projects and developing long-range plans for community improvement projects.

1. Repaired damaged lighting receptacles at the Manchester entrance.
2. Repaired damaged brick steps for the Manchester Park area.
3. Replaced placard signs at pedestrian entrance gates, (4 places).
4. Replaced inoperative lighting photo sensor for lights along Manchester area.
5. Treated Infestation of termites in the Brampton Proffer Zone area.
6. Reconditioned and installed the private property signs at both entrances.
7. Reviewing options to replace various community street signs.
8. Planning stages for street pavement work scheduled for 22-24 July.
9. Assessing repair efforts for the parameter brick wall in several locations.
10. Pending replacement of dead plants on Stevenson Avenue.

Community Committee Report

The Board was briefed on the Community Committee's plans to host a 4th of July Block Party. The event will be the second in a series of community events organized by the Community Committee celebrating the 4th of July holiday. For more information, please see various signs posted throughout the community and on the Landmark Mews Facebook page.

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

June 2022

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

The Board Corner: Perspectives from Penny – As school lets out, summer rolls in, graduations are celebrated, and Father's Day approaches, I wish my Board Corner could be a positive compilation of opportunities across Mason District and Fairfax County. Sadly, based on several deadly recent incidents, I am compelled to share some thoughts, with the hope that future incidents, injuries, and deaths can be avoided.

On Friday, May 20, 2022, a group of Fairfax County and VDOT employees, a landscaping contractor, and county residents gathered to review maintenance projects in the Annandale's downtown revitalization area. It was a beautiful sunny spring morning, and the group walked through a small parking lot and onto the sidewalk, when an out-of-control vehicle ran off the roadway and plowed into four people and a fence before coming to a stop. Two county employees and a landscaping employee were injured severely, and the fourth victim, longtime Annandale resident and revitalization volunteer, Eileen Garnett, suffered life-threatening injuries and died a few days later. The police investigation revealed that the car's driver had spilled food or drink in her vehicle and was attempting to clean it up while she was driving, resulting in loss of control and a deadly accident.

A day and a half later, a young woman on her way home from work was properly in the crosswalk on Little River Turnpike and Oasis Drive when she was hit by an SUV that left the scene. Her injuries are life-threatening. The driver later returned to the scene and was arrested for felony hit-and-run. It appears that the driver was exiting I-395 at highway speeds when he hit the victim.

Two nights after that, a vehicle turning left into Skyline Plaza in Bailey's Crossroads was "T-boned" by another vehicle heading through the signal. The passenger in the turning vehicle was killed; the driver injured, and the driver and passenger of the other vehicle exited their car and tried to escape but were caught by police.

Sad, tragic, and avoidable. The average passenger vehicle weighs between 2000 and 6000 pounds, effectively a tank to pedestrians and cyclists. When you get behind the wheel, you are driving a machine that can inflict tremendous damage on others, especially when distracted and not paying attention to where you are and what you are doing. Speeding, running red traffic signals, passing vehicles on the right (yes, it's happened to me, too), not stopping for right turn on red are common violations that, most times, do not result in property damage or injury, perhaps just a few choice words from other drivers. But this week's crashes remind us that driving, and walking, can be deadly.

When Eileen and others left their homes, they fully expected to return safely to their families and pets. It's beyond tragic that they did not, and a reminder to slow down, be aware of where you are and what you are doing and stay off your devices (that's a state law) when

driving. No life is worth a spilled drink. Read more at the following:

<https://www.fairfaxcounty.gov/mason/>

Saying Goodbye to Landmark Mall¹

Last week, Foulger-Pratt, the private development partner spearheading the redevelopment of Landmark Mall began **demolition on the existing site**. Construction activity will begin shortly, **under the aggressive schedule they have presented to the community**.

Late last year, the **Alexandria Industrial Development Authority (IDA)** closed on **the purchase of an 11-acre parcel on the site of the former Landmark Mall**. The purchase of this property was immediately followed by IDA's issuance of a 99-year ground lease of the property to **Inova Health System**.

After two decades of discussion about how to redevelop Landmark Mall, the City of Alexandria is finally redeveloping Landmark Mall!

In July of last year, the City Council unanimously approved the plan to reshape the most significant redevelopment site in our City.

Long sought, this arrangement was named by the Washington Business Journal as the 2020 Real Estate Deal of the Year.

Days before Christmas 2020, **the City joined with a few partners, some familiar and some new, to announce the future of the Landmark Mall site**. The new development plan will move **Inova Alexandria Hospital** from its home for **the past 60 years** on Seminary Road to a new modern facility on the site of Landmark Mall.

The location, one of the largest sites inside the Beltway awaiting redevelopment, will see a billion dollars of new investment, including a new Level II trauma center, medical office buildings, residential, retail, parks, a new fire station replacing **Fire Station 208**, new committed affordable housing and a new transit hub anchoring the City's new bus rapid transit network, DASH and Metrobus.

This will not only revitalize a site that many had given up on, but will also provide a catalyst for redevelopment and enhancement throughout the West End of our City.

A year ago, the City Council unanimously approved a master plan amendment and rezoning of the site of the existing Inova Alexandria Hospital. This land-use decision was the first legislative action required to bring this plan to reality.

Despite over two decades of decline, it is not a mystery why we had been unable to spur redevelopment on this site in the past. It is a complicated site, with a complicated ownership structure requiring significant infrastructure investment.

Conquering those obstacles requires a unique partnership and financial arrangement. A local firm, **Foulger-Pratt** is leading a joint venture in partnership with **Howard Hughes Corporation**, the current owner of the mall site, and **Seritage Growth Properties**, the

¹ Excerpt taken from *The Council Connection to City Council* by Mayor Justin M. Wilson, June 1, 2022

owner of the Sears site. They were able to bring **Inova Health System** into the arrangement to anchor this redevelopment.

The City will finance some of the infrastructure improvements required on the site and we have purchased the future hospital site to lease back to Inova. Inova's proceeds from selling their existing site on Seminary Road is financing their expenses related to the move.

We have finally assembled a partnership, financing and a plan to revitalize this site. Landmark Mall redevelopment has been complicated from the beginning, but this exciting partnership is making things happen on this site for the first time in decades. I look forward to now watching this vision come to fruition.



Commemorate Juneteenth with the Park Authority – The Fairfax County Park Authority is celebrating Juneteenth with programs at four of its parks on **Saturday and Sunday, June 18-19, 2022**. **Two programs** will be featured at **Green Spring Gardens Park**, located at 4603 Green Spring Road in Alexandria:

- **Saturday, June 18, 2022:** [Juneteenth Celebration in the Garden](#) 10 a.m. - 2 p.m. (5-Adult) [Register Online](#)
- **Sunday, June 19, 2022:** [Juneteenth: Jane Austen and Slavery](#) 1-3 p.m. (Adults), call 703-941-7987 to register for this historic program and tea.

For a complete list of Juneteenth activities visit www.fairfaxcounty.gov/parks/juneteenth. For a list of upcoming programs, activities, and events at Green Spring Gardens Park, visit call 703-642-5173, or visit www.fairfaxcounty.gov/parks/green-spring.



We wish all of our Landmark Mews' Fathers a very Happy Father's Day this Sunday, June 19th.

LANDMARK MEWS
REAL ESTATE UPDATE – JUNE 2022

Updated on 6/17/22 5:29 PM

COMING SOON/ACTIVE SALES LISTINGS

N/A

UNDER CONTRACT/CNKO LISTINGS

N/A

SOLD

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

Close Price: \$830,000

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

COMING SOON/ACTIVE RENTAL LISTINGS

5206 Bedlington Terrace

List Date: 06/16/22

List Price: \$3,600

DOM-MLS: 2

RENTED

6326 Manchester Way

List Date: 06/13/22

Off Market Date: 06/13/22

DOM-MLS: 1