

NEXT HOA MEETING:

Wednesday, December 21 @ 7:00 PM via Zoom (Monthly Meeting)

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

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

PRESIDENT’S REPORT

November 2022

Hello neighbors,

The LMCA 2022 virtual election process was a huge success, thanks to those who organized and participated in the process. The By-Laws require the elections of officers, committee, and staff members at the November meeting. The 2023 elected officers, committee and executive members are listed below.

Board of Directors	Board Officers
Michelle Shwimer michelle.shwimer@landmarkmews.com	President: Michelle Shwimer - president@landmarkmews.com
Christine Marcella Christine.Marcella@landmarkmews.com	Vice-President: Christine Marcella Christine.Marcella@landmarkmews.com
Nicole Jacobson nicole.jacobson@landmarkmews.com	
Rob Kelly rob.kelly@landmarkmews.com	
Will O'Neal will.oneal@landmarkmews.com	
Star Picucci star.picucci@landmarkmews.com	
Carl Rahmaan Carl.rahmaan@landmarkmews.com	
	Officers
	Operations Treasurer: Kimberly Beach treasurer@landmarkmews.com
	Secretary: Maria Santos - secretary@landmarkmews.com

Covenants Committee	
Loren Sciorba	Covenants Chair: Loren Sciorba covenants@landmarkmews.com
Dick Fiske	
Tammy O'Neal	
Phil Thompson	

Community Committee	
Tammy O'Neal	Community Committee Chair: Tammy O'Neal Community.Committee@landmarkmews.com

Property Manager	
Roger Casalengo	Property Manager: Roger Casalengo prop.manager@landmarkmews.com

WELCOME

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.

New Residents

Latoya Asia & Brandon Smith	6351 Brampton Court
Raju Siham & Kayla Newman	6313 Chaucer View Circle

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 of Landmark Mews, you can also become a volunteer committee member and participate in several activities throughout the community by joining the various committees including Covenants, Elections, and Community 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 continuous improvement efforts of our community.

For more details and useful information, please register on the official [Landmark Mews website](#). This will ensure you gain access to all the latest information, monthly meeting minutes, and various community updates.

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, November 16, 2022, at 7:00pm via zoom.

Covenants’ Report

The Covenants Chair, Loren Sciorba, was absent. Committee member, Tammy O’Neal, reported to the Board that all Fall inspections were completed, and violation notices were electronically sent to Homeowners.

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

Questions concerning any Covenants' procedures can be addressed to the Covenants Chair, Loren Sciorba at covenants@landmarkmews.com.

Covenants' Corner

When was the last time you had your gutters and downspouts cleaned? Blockages of leaves and debris will cause them to overflow, staining brick, and damaging roofs and trim. The situation is even more serious when you add snow and ice. Gutter guards go a long way in reducing the amount of debris that gets trapped. If you are replacing your gutters, consider upgrading to a larger size for better flow. Also be sure your downspouts are routed to empty away from your foundation.

Remember, if you are changing your gutters or downspouts, you must first get approval. Please consult our Architectural Standards and submit a request to modify to the Committee before you commit to any work. Both documents are available on www.landmarkmews.com. If you have any questions, contact the Covenants Committee Chairman, Loren Sciorba at Covenants@landmarkmews.com.

Treasurer's Report

October financials were received and distributed. The Association financials are within the budgetary limits established for the year, despite experiencing some known overages on specific line items.

The financials show slight overages on one line item: Account Set-Up (for new homeowners) of approximately \$118. The water service is running slightly higher and may run a little over at the end of the year.

There were some issues with Republic Trash and Recycling Services regarding a rate increase notification. This resulted in an erroneous over billing and Republic issued a refund credit and the credit was reflected on the November statement.

Brightview landscaping services, completed some irrigation work in August and invoiced against a funded line item versus using the Brightview credit. Brightview corrected the error and issued a credit refund. The credit posted on the November financials and balanced the landscaping line item.

Property Manager's Report

The Property Manager, Roger Casalengo, was absent from the meeting. The Vice-President, Michelle Shwimer, provided an update for the ongoing perimeter brick wall repair assessment project. Two vendors completed surveys for the perimeter wall including areas adjacent to homeowner's property. Because of weather delays, a third vendor will conduct the final assessment on Thursday, November 17. Access is still required for those areas and a notice was provided to Homeowners affected by the change.

Community Committee Report

The Community Committee Chair, Tammy O'Neal, reported a new newsletter initiative called, "The Chatter," which was completed and posted on the community mailboxes. Tammy indicated she will distribute the newsletter to each home soon.

She is assessing a new initiative to improve awareness of community events and will schedule a time to meet with the webmaster, Greg Bellan, to review options for developing an event calendar and photo section for the Landmark Mews website. This initiative will also include creating a virtual capability using QR Codes that will allow homeowners to electronically register or volunteer for upcoming events and committee member sign-ups. The Community Committee continues to review and plan a memorial project to recognize

former residents, Tim and Annie Foster, who made many significant contributions in Landmark Mews over four decades. They hope to complete the project in Spring 2023.

Upcoming Events

Sunday, December 11 @ 3:30pm – 6pm: A winter event, Cookies, Cocoa and Cider on the Berm. More to follow soon.

Other Business

The President, Willie Spivey, highlighted a concern of a potential compromise of the Landmark Mews Facebook page. This included recent invalid membership requests received from non-residents. Maria Santos provided an update, indicating that after researching and contacting the current homeowners, there was nothing malicious occurring that could be confirmed. More than likely the requests were attempting to use current For Sale home listing addresses to gain access to the Landmark Mews FB page. To ensure no erroneous access occurred, Maria compared the new requests against the resident directory and confirmed information with the homeowners, prior to granting any access and ensured no invalid access occurred.

Resident Directory

To keep the Resident Directory current, we ask that all residents please take a moment to review it on the [website](#) and confirm that your contact details are correct. If they are incorrect, please send updates to Maria Santos at secretary@landmarkmews.com.

NOTE: A login and password are required to view this section of the website. If you need a user ID and password, please contact Maria.

Planned Actions

1. Board members will coordinate with Brightview Landscaping and will review the outstanding landscaping projects that could potentially allocated the remaining credit of services prior to the end of the calendar year.
2. Willie and Michelle will update and distribute the Board Member's handbook to all the newly elected Board Members.

v/r

Willie Spivey
President LMCA



LANDMARK MEWS
REAL ESTATE UPDATE – NOVEMBER 2022
Updated on 11/18/22 1:30 AM

COMING SOON/ACTIVE SALES LISTINGS

6336 Manchester Way

List Date: 10/28/22
List Price: \$860,000
DOM-MLS: 21

6307 Chaucer View Circle

List Date: 09/9//22
List Price: \$800,000
New List Date: 10/01//22
New List Price: \$774,900
DOM-MLS: 70

UNDER CONTRACT/CNKO LISTINGS

6310 Chaucer View Circle

List Date: 09/24/22
List Price: \$798,000
Off-Market Date: 10/12/22
New List Date: 10/13/22
New List Price: \$749,000
DOM-MLS: 29

CANCELLED/TEMPORARY OFF MARKET LISTINGS

N/A

SOLD

N/A

COMING SOON/ACTIVE RENTAL LISTINGS

5206 Bedlington Terrace

List Date: 06/16/22
List Price: \$3,600
New List Date: 08/01/22
New List Price: \$3,400
New List Date:
New List Price; \$3,200
DOM-MLS: 155

RENTED

N/A