

# **Landmark Mews Annual Meeting**

16 October 2014

Samuel Tucker Elementary School

2014

In Review

# Financial Report

- ✿ Financials in excellent shape (August 2014 SCS Finance Report)
  - ✿ Replacement Reserves fully supported by cash
  - ✿ Accounts receivable significantly below industry published acceptable levels
  - ✿ The Association's owners' equity is a robust \$71,765
  - ✿ Operating Funds exceed the recommended amount
  - ✿ Total expenses YTD (\$186,975) exceed Total Income YTD (\$179,435) by \$7,540; deficit caused by snow removal cost and tree replacement due to snow/ice storm damage
  - ✿ Bottom Line: the LMCA Board of Directors reviews the SCS Financial Report monthly and adheres to the practice of managing the budget

# Community Appearance

- ✿ Landmark Mews is 30 years old
- ✿ Can you imagine if NO architectural standards existed?
- ✿ Paint any color you want on the exterior, gym sets, basketball boards in front yards, fences in front yards, missing shutters – the list goes on & on; you get the message
- ✿ That is why we have a Covenants Committee who enforce the following:

# What the Covenants Committee does: Roles & Responsibilities

- ✿ Reports to LMCA Board of Directors
- ✿ Conducts spring Inspections of all properties
- ✿ Inspections focus on violation of Architectural Standards, especially maintenance
  - ✿ Issues identified as “Required/Advisory”
- ✿ All Homeowners receive report of inspection results
- ✿ Committee then conducts fall review for compliance
  - ✿ 2014 compliance has been excellent!
- ✿ Processes “Request to Modify” exterior of property
  - ✿ Appropriate form available on LMCA website

# Covenants Committee Issues

- ✿ Numerous homeowners are not aware of the Architectural Standards and go on to make unauthorized changes, which must be corrected at their expense
- ✿ The Committee is concerned that some homeowners are not receiving/adhering to the Architectural Standards. These are provided as part of the settlement process by SCS
- ✿ Homeowners are asked to mark their address number on the back gate along alley ways for Committee inspections and Police/Fire personnel

# 2014 Community Actions/Status (1)

- ✿ New mailboxes – a winner!
- ✿ Brick walkways to Landmark Mews Drive upgraded; brick pavers replaced & walkways power washed
- ✿ Manchester Park upgraded – rotten flower bed timbers replaced and re-stained
  - ✿ Brick pavers causing trip hazards re-settled
  - ✿ Berm fence repaired and re-stained
- ✿ Snow damaged trees replaced throughout the community
  - ✿ Permanent boundary markers separating Overlook & Landmark Mews boundaries in the proffer zone installed

# 2014 Community Actions/Status (2)

- ✿ Fly over ramp moved south from Stevenson Avenue
- ✿ Sound wall height is 15' above center line Stevenson Avenue
  - ✿ Sound wall will have an attractive brick wall façade
- ✿ Green space between Stevenson Avenue and sound wall to be professionally landscaped with cost paid for by VDOT
- ✿ Landscaped area will have VDOT-designed and installed irrigation system with planter cells
  - ✿ Excellent trash and snow removal services in place
  - ✿ Professional & responsive landscape contractor in place
- ✿ Covenants Committee and Property Manager perform “boots on the ground” duties – NO outsourcing at additional homeowner expense
- ✿ And now for the bad news.... Vehicle break-ins continue along Stevenson Avenue



# 2015 – The Year Ahead

- ✿ The Board of Directors will consist of 7 Board members, 3 of which will be newly elected
- ✿ The new Board members will assume office on 1 January 2015

# 2015 Planned Budget Expenditures

- ✿ Curb sand-blasting & repainting:  
**\$15K**
- ✿ Reseal the community's roads:  
**\$16K**
- ✿ Landscape enhancements:  
**\$12.5K**
- ✿ Snow removal budget increase from  
**\$4K to \$11K**
- ✿ Retained Michael Coughlin of Walsh, Colucci Attorneys  
**\$10K**
- ✿ Irrigation system hookup (LM source to VDOT source):  
**\$10K**

# LMCA Board of Directors Goals & Objectives for 2015

✿ Without increasing homeowner dues, continue to maintain and improve our 30-year old community, making it attractive and the Northern Virginia community of choice!

✿ Listen to and be responsive to our homeowners; consider all recommendations, suggestions and complaints

# THANK YOU!

Thanks to our dedicated  
Election Committee  
headed by our Chairman  
James Beans, his wife, June  
Rose Magnus  
Jennifer Ponder  
Jason Short

*Voting Results forthcoming*