

STRATHMEADE SQUARE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, March 18, 2026

7:00pm Via Zoom

Board of Directors:

Janet Goodwin – President
Whitney Bergendahl – Vice-President
Nora Drain – Secretary
Laxman Pandey – Treasurer
Shivang Patel – Member-at-Large
Natalie Smith – Member-at-Large
Joseph Starkey – Member-at-Large
Erin Rudolph – Member-at-Large
Bob Hite – Member-at-Large

Prepared by:

Sequoia Management Company, Inc.
Zachary Rivera, CMCA® AMS®
Community Manager
4795 Meadow Wood Lane, Suite 300 West
Chantilly, VA 20151
(703) 803-9641

APPROVAL OF AGENDA

**Strathmeade Square Community Association
Motion Worksheet
Approval of March 18, 2026 Board of Directors Meeting Agenda**

Motion:

“I move to approve the agenda for the March 18, 2026 Board of Directors Meeting as written”

Motion: _____

2nd: _____

Summary:

It is necessary for the Board of Directors to approve the meeting agenda.

Management Recommendation:

Management recommends approval.

Budgetary Considerations:

None

Vote:

	In Favor	Opposed	Abstained	Absent
Janet Goodwin, President				
Whitney Bergendahl, Vice President				
Nora Drain, Secretary				
Laxman Pandey, Treasurer				
Shivang Patel, Member-at-Large				
Natalie Smith, Member-at-Large				
Joseph Starkey, Member-at-Large				
Erin Rudolph, Member-at-Large				
Bob Hite, Member-at-Large				

Strathmeade Square Community Association
Board of Directors Meeting
Wednesday, March 18, 2026, at 7:00 PM
via Zoom

Join Zoom Meeting

<https://us06web.zoom.us/j/89032240720?pwd=Xqjpr9dofQS3bfsHbETxhFX2Eo8LR7.1>

Meeting ID: 890 3224 0720

Passcode: 815079

AGENDA

- | | |
|--|---------|
| I. Call to Order | 7:00 PM |
| II. Approval of Agenda (Meeting of March 18, 2026) | 7:05 PM |
| III. Homeowner Open Forum | 7:10 PM |
| IV. Approval of Minutes (Meeting of February 18, 2026) | 7:20 PM |
| V. Management Reports | 7:25 PM |
| A. Management Summary Report | |
| B. Action Item List | |
| C. Financial Review Report: February 2026 Balance Sheet & Income Statement | |
| D. 2026 Operations Calendar | |
| VI. Committee Reports | 7:35 PM |
| A. Architectural Control Committee | |
| B. Landscaping Committee | |
| C. Maintenance Committee | |
| D. Community Engagement Committee | |
| E. Parking Committee | |
| VII. New Business | 7:45 PM |
| A. Approval of FY2026 Reserve Projects Plan | |
| B. Approval of Clubhouse Expenses | |
| VIII. Executive Session | 8:30 PM |
| A. Sequoia Covenants Summary Report | |
| B. Sequoia Management Aging Report Summary | |
| C. Rees Broome P.C., Collections Report | |
| IX. Adjournment | 9:00 PM |

HOMEOWNER OPEN FORUM

(Please state name and address;
limit comments to 3 minutes)

APPROVAL OF MINUTES

Strathmeade Square Community Association

Motion Worksheet

Approval of Minutes – Wednesday, February 18, 2026, Board of Directors Meeting

Motion:

“I move to approve the Draft minutes from the Wednesday, February 18, 2026, Board of Directors Meeting”

Motion: _____

2nd: _____

Summary:

Attached please find the Draft minutes from the Wednesday, February 18, 2026, Board of Directors meeting. It is necessary to approve the minutes, so they may be finalized and stored as record of the meeting.

Management Recommendation:

Management recommends approval.

Budgetary Considerations:

None

Vote:

	In Favor	Opposed	Abstained	Absent
Janet Goodwin, President				
Whitney Bergendahl, Vice President				
Nora Drain, Secretary				
Laxman Pandey, Treasurer				
Shivang Patel, Member-at-Large				
Natalie Smith, Member-at-Large				
Joseph Starkey, Member-at-Large				
Erin Rudolph, Member-at-Large				
Bob Hite, Member-at-Large				

Strathmeade Square Community Association
SSCA Board Meeting minutes
February 18, 2026

Board Members present:

Jan Goodwin
Lax Panday
Shivang Patel
Nora Drain

Natalie Smith
Bob Hite
Whitney Bergendahl
Joe Starkey

Also present:

Zachary Rivera (Sequoia Management)

Homeowners present:

Sarah and Tom DiAngelis
Debbie Montano

A motion was made by Joe Starkey to approve the agenda for the meeting. Shivang Patel seconded the motion. The motion was approved.

The minutes of the January Board meeting were also approved.

Sarah and Tom DiAngelis requested information concerning architectural criteria.

Debbie Montano had no questions or comments.

Shivang noted that he had received several requests for assessment coupon booklets.

An attendee noted that there is an illegally parked Tesla on Viscount. In connection with the report, a Board member will advise Henry's of the names of those persons who are authorized to request that illegally parked vehicles, including those parked in fire lanes, be towed.

Shivang also noted that he has heard complaints about snow and trash removal.

Debbie noted that signs suggesting that we have video surveillance in the community are deceptive and should be removed. We do not, at this time, have video surveillance in the community.

Zach indicated that the management report is included in the Board's package for the meeting. Zach noted that snow removal in the community was inadequate, especially on Contessa Court.

Zach noted that McFall and Berry has been put on notice that the snow removal was inadequate and unacceptable.

Jan Goodwin indicated that she wants to discuss Spring clean-up with McFall and Berry.

The discussion moved on the phone service at the pool. The Board discussed terminating service with Verizon. Nora Drain moved to approve telephone service for emergency purposes only. Joe seconded the motion.

Zach noted that SSCA has a surplus of approximately \$25,000 for the fiscal year ending on January 31, 2026. Zach also noted a delinquency rate for assessments is just above three percent.

The Board has received a request from a Viscount resident to install a new fence. The request will be forwarded to Bill Reynolds.

Bob Hite provided a report of the landscaping committee. Bob noted that the cost of any projects approved in fiscal year 2025 but not completed should be adjusted to show that the costs were incurred in FY 2025.

For the maintenance committee, Jan reported that there are paving issues on several courts. Including Contessa and Glastonbury. Jan wants to reach out to contractors to get advice on the paving issues.

Shivang reported that the community engagement committee is managing the community e-mail list.

A question was raised about the use of the pool house for community events (i.e, craft fairs). Potential dates may include June 14th.

The Board discussed the potential for a community clean-up day. April 18th was selected. We will obtain two dumpsters that will remain in the parking lot of the pool house from April 21st through April 23rd. The rain date for the community clean-up will be April 25th.

Parking committee: all Board members will be deputized to ticket illegally parked vehicles.

Old business: Criteria has amended their recent proposal for repair/replacement of pool equipment and the purchase of additional equipment. Joe moved to approve the proposal. Shivang seconded the motion.

At 8:15p, Joe moved to adjourn the meeting. Bob seconded the motion. The meeting was adjourned.

Committee Reports:

The landscape committee reports that a tree walk in the community was done with Peter's Landscaping.

The Board noted that Peter's had previously submitted a proposal for tree removal and oak pruning. The proposal was passed by the Board and the contract has now been ratified.

The maintenance chair noted that continuing issue related to trash left on the curbs, and not removed.

At the meeting, the Board also discussed whether there is a phone plan for the pool. We also discussed whether we can get Wi-Fi in the pool house.

The Board also discussed a proposal from Criterion for the repair/replacement of pool furniture. The proposal does not include the cost of additional chairs and tables. The Board is not inclined to approve the proposal unless it is amended to include additional chairs and tables.

The Board then went into Executive Session. The Executive Session was adjourned at 8:22p.

At 8:22p, a motion to adjourn the meeting was made. The motion was approved.

MANAGEMENT REPORTS

**Management Summary Report
Strathmeade Square Community Association
March 2026**

Sub-Contractors/ Grounds

- Issues were reported for trash collections for Republic trash for rear access pick up during February – March due to snow accumulation. With weather warming up and snow melting, we will continue to evaluate their performance. If they are unable to perform contracted services, management recommends going out to bid for a new trash contractor.
- Peter’s Landscaping was onsite to address tree trimming issues.
- High Sierra Pools has begun preparation for the upcoming pool opening.
- Management has been working on preparing pool passes and communications in advance of pool opening as well.

Covenants

- Covenants inspections were performed on 2/25/2026, 3/4/2026 and 3/11/2026. All violations from prior to 2026 have been closed. The next round of annual front and back inspections is set to occur within the next few weeks.

Financials

- February 28, 2026, Financials (Income statements, balance sheet, etc.) are included as a part of this package.
- All delinquency reports are also included as part of this package.
- Reminders that monthly association fees were due on March 1, 2026. If you have any questions on payment methods or instructions, please reach out.

Communications

Zachary Rivera, CMCA® AMS® Community Manager zrivera@sequoiamanagement.com
Nia DeSoto Administrative Assistant ndesoto@sequoiamanagement.com
Sequoia Management Company 4795 Meadow Wood Lane Suite 300 West Chantilly, VA 20151 703-803-9641 Monday to Thursday 8:30am – 5:00pm Fridays 8:30am – 12:00pm

- In order for management to be effective in addressing your concerns, please state your name, address, full concern, and follow up contact information. Providing this information will assist management with providing expedited service.

**2026 Strathmeade Square Community Association
Action Item List**



DATE ENTERED	TASK	STATUS	RESPONSIBLE PARTY	DUE DATE	COMMENTS/ PROGRESS UPDATES
12/03/2025	Follow up with Landscaping company on Leaf Collection Schedule	Completed	MGMT – Zach	ASAP	MGMT reached out to mcfall and berry to confirm completion of leaf removal.
12/03/2025	Move \$250k from pinnacle to Capital Bank at 3.5% MM interest rate. Reach out to Pinnacle bank to see if they can match or offer a more competitive rate than 3.5%	Completed	MGMT – Zach	ASAP	MGMT completed transfer from pinnacle to Capital Bank at 3.5% MM. Pinnacle bank was unable to offer more competitive rate than 3.5%
12/03/2025	Reach out to trash contract on rates for FY2026 Budget Comparison	Completed	MGMT – Zach	ASAP	Management reached out to Republic trash. Rate information was provided. Rates are projected to slightly exceed cost approved in FY2026 budget. Management does not predict a net deficit FY2026 as underspending in other categories may offset Trash amounts.
12/03/2025	Pool Winterization/ phone and internet discussion deferred to January Meeting	Completed	MGMT – Zach	ASAP	Management added items to January 2026 BOD Package
12/03/2025	Unfinished business and new business items deferred to January Meeting: Reserve study, declaration amendments, parking enforcement discussions; replacement of basketball hoops, pool furniture, resale list.	Completed	MGMT – Zach	10/21/2025	Management added items to January 2026 BOD Package

**2026 Strathmeade Square Community Association
Action Item List**



01/28/2026	Follow up on complaints RE: 3366 Whipple Court, Leaf pick up and yard waste pick up	In Progress	MGMT – Zach/ Nia	ASAP	Leaf and yard waste was not able to be addressed due to inclement weather. Items to be addressed with landscaping company during spring clean up.
01/28/2026	Follow up on Capital Bank Rate inconsistency	Completed	MGMT – Zach/ Nia	ASAP	
01/28/2026	Revise Typo on MGMT Financial Report under Delinquencies	Completed	MGMT – Zach/ Nia	ASAP	
01/28/2026	Follow up with Whitney on information on pool phone details	Completed	MGMT – Zach/ Nia	ASAP	
01/28/2026	Submit Signed contract for FY2026 Reserve Study	Completed	MGMT – Zach/ Nia	ASAP	
01/28/2026	Reach out to Criterion for revised proposal on pool furniture repairs	Completed	MGMT – Zach/ Nia	ASAP	MGMT to reach out to Janet Goodwin on requested scope.
01/28/2026	Reach out to legal regarding Due Process Resolution	In Progress	MGMT – Zach/ Nia	ASAP	Management reached out 3/13/2026, awaiting response.
01/28/2026	Send collections policy to BOD and review accounts of prior owners and accounts to turn over to collections	In Progress	MGMT – Zach/ Nia	ASAP	Copy of collections policy to be reviewed and accounts to be discussed in March 2026 meeting.
02/23/2026	Reach out to Kristen on updates on Bylaws (Rees Broome)	In Progress	MGMT – Zach	ASAP	Management reached out 3/13/2026, awaiting response.
02/23/2026	New TV, Microwave, Coffee Maker, Phone and Wifi	In Progress	MGMT – Zach/ BOD	ASAP	BOD to discuss scope and cost at March 2026 BOD meeting
02/23/2026	FY2026 Reserve Study Projects Plan for March Meeting	Completed	MGMT – Zach	ASAP	Included as part of March 2026 Package.

MANAGEMENT MEMORANDUM

To: Strathmeade Square Community Association

From: Zachary Rivera, Community Manager, CMCA® AMS®

Subject: February 2026 (Unaudited) Financial Report

SUMMARY:

This summary reflects the status of the unaudited, year-to-date accruals as of February 28, 2026.

Total CASH & INVESTMENTS: \$437,781.73

Year-to-date INCOME: \$55,109.96

Year-to-date EXPENSES: \$55,310.69

Year-to-date RESERVE CONTRIBUTIONS: \$17,360.23

Year-to-date Deficit: (\$200.73)

BALANCE SHEET:

The Asset Funds (cash on hand) reflected a balance of \$76,225.14 in the Pinnacle Bank Checking Account.

INTEREST RATES:

The Association presently has two (2) money market accounts: one with Capital Bank Money Market with a balance of \$251,279.33 with an interest rate of 3.24% and Pinnacle Money Market with a balance of \$84,829.51 and an interest rate of 2.18%.

CASH FLOW:

Auditors recommend that an Association have between 2 and 3 months of expenses in its asset operating accounts. With monthly expenses averaging \$55,109.96, this would require the operating account to maintain a balance between \$110,219.92 and \$165,329.88. Presently, the Association has \$101,672.89. Therefore, the cash flow does not meet auditor's recommendations.

DELINQUENCIES:

As of February 28, 2026, twenty-three (23) accounts were delinquent more than 60 days. Strathmeade Square Community Association has a delinquency rate of 3.32% of the total residential assessments of \$650,049.00. Auditors have indicated that the industry standard for

Assessments receivable is 3% or under; therefore, the Association is not at the Auditors recommendations. Management continues working with the Association’s legal counsel to ensure that all collection efforts are in line with the Association’s collection policy and that the costs are achieving the necessary effectiveness.

The following is a matrix detailing delinquencies by the delinquency term and amount. The accounts of greatest liability are those older than 120 days past due. Management and the Association’s attorney are focused on effective collections at minimal expense.

	# of Accounts	Total Amount	Rate of Delinquency
Over 30	26	\$3,879.70	15.24%
Over 60	15	\$2,359.07	9.26%
Over 90	20	\$19,225.16	75.50%
TOTAL		\$25,463.93	100.00%

REPAIR/REPLACEMENT RESERVES:

The Repair & Replacement Reserves balance as of February 28, 2026, was \$336,108.84. The Repair & Replacement Reserve balance was fully supported, as evidenced by a surplus of \$33,866.34

TOTAL CASH & INVESTMENTS: \$437,781.73

Less TOTAL LIABILITIES: (\$67,806.55)

Less Amount earmarked for RESERVE REPLACEMENTS: (\$336,108.84)

EQUALS A SURPLUS OF: \$33,866.34

PRIOR YEAR OWNER’S EQUITY:

It is important to note that, as of February 28, 2026, there was a Total Unappropriated Owners Equity of \$125,080.96 or 19.24%. This number is the accumulation of year-end deficits and surpluses over the life of the Association. Auditors recommend that there be a balance equivalent to 10-20% of the total annual assessment of \$650,049.00 income in Prior Year Owners’ Equity at any given time.

INCOME & EXPENSE STATEMENT:

As of February 28, 2026, the Association showed a year-to-date **Total Income** of \$55,109.96, the budgeted amount was \$54,795.71; therefore, resulting in a **favorable** variance of \$314.25.

As of February 28, 2026, the Association showed a year-to-date **Total Expense** of \$55,310.69 the budgeted amount was \$48,895.68; therefore, resulting in an **unfavorable** variance of (\$6,415.01).

As of February 28, 2026, the Association showed a year-to-date **Net deficit** of (\$200.73), the budgeted amount was \$5,900.03, therefore, resulting in an **unfavorable** variance of (\$6,100.76).

BUDGET OVERRUNS over \$1,000.00:

Community Maintenance and Improvement – (\$2,066.67)

Tree Trimming/ Removal – (\$7,417.92)

BUDGET SAVINGS over \$1,000.00:

None

STRATHMEADE SQUARE COMMUNITY ASSOCIATION
BALANCE SHEET
FEBRUARY 28, 2026
(UNAUDITED)

ASSETS

PINNACLE OPERATING CHECKING	76,225.14
ASSESSMENTS RECEIVABLE	32,260.51
ALLOWANCE ACCOUNT	(9,706.76)
MISCELLANEOUS RECEIVABLES	0.00
PREPAID EXPENSES	<u>2,894.00</u>

TOTAL CURRENT ASSETS **101,672.89**

CASH RESERVES

CAPITAL BANK MONEY MARKET 3.24%	251,279.33
PINNACLE MONEY MARKET 2.18%	<u>84,829.51</u>

TOTAL CASH RESERVES **336,108.84**

TOTAL ASSETS **437,781.73**

LIABILITIES & EQUITY

ACCRUED EXPENSES	29,682.56
PREPAID ASSESSMENTS	<u>38,123.99</u>

TOTAL LIABILITIES **67,806.55**

REPLACEMENT RESERVES	242,394.95
OPERATING RESERVE	2,700.00
UNAPPROPRIATED EQUITY	125,080.96
CURRENT SURPLUS / (DEFICIT)	<u>(200.73)</u>

TOTAL EQUITY **369,975.18**

TOTAL LIABILITIES & EQUITY **437,781.73**

**STRATHMEADE SQUARE COMMUNITY ASSOCIATION
STATEMENT OF INCOME
FOR THE MONTH ENDED FEBRUARY 28, 2026
(UNAUDITED)**

	CURRENT PERIOD			YEAR-TO-DATE			ANNUAL BUDGET
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	
REVENUE							
RESIDENTIAL ASSESSMENTS	54,170.79	54,170.71	0.08	54,170.79	54,170.71	0.08	650,049
INTEREST INCOME	729.17	583.33	145.84	729.17	583.33	145.84	7,000
POOL FEES	0.00	0.00	0.00	0.00	0.00	0.00	400
LATE CHARGES	210.00	41.67	168.33	210.00	41.67	168.33	500
LEGAL FEE REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0
ARCOM VIOLATION CHARGES	0.00	0.00	0.00	0.00	0.00	0.00	0
MISCELLANEOUS INCOME / ADS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>
TOTAL REVENUE	<u>55,109.96</u>	<u>54,795.71</u>	<u>314.25</u>	<u>55,109.96</u>	<u>54,795.71</u>	<u>314.25</u>	<u>657,949</u>
ADMINISTRATIVE EXPENSE							
LEGAL FEES - GENERAL	0.00	333.33	333.33	0.00	333.33	333.33	4,000
LEGAL FEES - COLLECTIONS	209.00	250.00	41.00	209.00	250.00	41.00	3,000
RESERVE STUDY	0.00	0.00	0.00	0.00	0.00	0.00	4,000
BOARD EXPENSE / MEETINGS	0.00	0.00	0.00	0.00	0.00	0.00	100
INSURANCE	0.00	850.00	850.00	0.00	850.00	850.00	10,200
INCOME TAXES	0.00	0.00	0.00	0.00	0.00	0.00	2,100
POSTAGE	0.00	133.33	133.33	0.00	133.33	133.33	1,600
NEWSLETTER	320.00	125.00	(195.00)	320.00	125.00	(195.00)	1,500
ELECTRICITY - LIGHTING	1,000.00	1,083.33	83.33	1,000.00	1,083.33	83.33	13,000
ELECTRICITY - POOL	325.75	458.33	132.58	325.75	458.33	132.58	5,500
TELEPHONE - POOL HOUSE	144.10	166.67	22.57	144.10	166.67	22.57	2,000
COMPUTER / ELECTRONIC	0.00	83.33	83.33	0.00	83.33	83.33	1,000
WATER & SEWER	0.00	0.00	0.00	0.00	0.00	0.00	3,200
DUES / PUBLICATIONS	0.00	0.00	0.00	0.00	0.00	0.00	200
MISCELLANEOUS	0.00	25.00	25.00	0.00	25.00	25.00	300
AUDIT & TAX RETURN PREP.	0.00	0.00	0.00	0.00	0.00	0.00	4,750
UNCOLLECTIBLE ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0
WEBSITE	0.00	0.00	0.00	0.00	0.00	0.00	300
MANAGEMENT FEES	<u>4,838.75</u>	<u>4,838.75</u>	<u>0.00</u>	<u>4,838.75</u>	<u>4,838.75</u>	<u>0.00</u>	<u>58,065</u>
TOTAL ADMINISTRATIVE EXPENSE	<u>6,837.60</u>	<u>8,347.07</u>	<u>1,509.47</u>	<u>6,837.60</u>	<u>8,347.07</u>	<u>1,509.47</u>	<u>114,815</u>
LANDSCAPING EXPENSES							
GROUNDS MAINTENANCE	5,480.30	5,489.43	9.13	5,480.30	5,489.43	9.13	65,873
COMMUNITY MAINT. & IMPROV.	2,150.00	83.33	(2,066.67)	2,150.00	83.33	(2,066.67)	1,000
TREE TRIMMING / REMOVAL	10,751.25	3,333.33	(7,417.92)	10,751.25	3,333.33	(7,417.92)	40,000
WATERING	0.00	0.00	0.00	0.00	0.00	0.00	500
KWANZAN CHERRY TREES	<u>0.00</u>	<u>125.00</u>	<u>125.00</u>	<u>0.00</u>	<u>125.00</u>	<u>125.00</u>	<u>1,500</u>
TOTAL LANDSCAPING EXPENSES	<u>18,381.55</u>	<u>9,031.09</u>	<u>(9,350.46)</u>	<u>18,381.55</u>	<u>9,031.09</u>	<u>(9,350.46)</u>	<u>108,873</u>
MAINTENANCE EXPENSES							
TRASH REMOVAL / RECYCLING	10,379.31	10,803.13	423.82	10,379.31	10,803.13	423.82	129,638
MISCELLANEOUS TRASH	0.00	500.00	500.00	0.00	500.00	500.00	6,000
SNOW REMOVAL / STREET SWEEPING	2,352.00	3,000.00	648.00	2,352.00	3,000.00	648.00	15,000
SPRING & FALL CLEANUPS	0.00	0.00	0.00	0.00	0.00	0.00	750
CURB NUMBERING / STRIPING	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>
TOTAL MAINTENANCE EXPENSES	<u>12,731.31</u>	<u>14,303.13</u>	<u>1,571.82</u>	<u>12,731.31</u>	<u>14,303.13</u>	<u>1,571.82</u>	<u>151,388</u>
RECREATION EXPENSES							
POOL ADMINISTRATION	0.00	0.00	0.00	0.00	0.00	0.00	59,300
POOL MAINTENANCE & SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00	8,500
POOL HOUSE MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	2,000
COMMUNITY EVENTS	0.00	0.00	0.00	0.00	0.00	0.00	1,500
PLAYGROUND MAINTENANCE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000</u>
TOTAL RECREATION EXPENSES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>76,300</u>
REPLACEMENT RESERVES							
RESERVE FUNDING	16,631.06	16,631.06	0.00	16,631.06	16,631.06	0.00	199,573
REINVESTED INTEREST	<u>729.17</u>	<u>583.33</u>	<u>(145.84)</u>	<u>729.17</u>	<u>583.33</u>	<u>(145.84)</u>	<u>7,000</u>
TOTAL REPLACEMENT RESERVES	<u>17,360.23</u>	<u>17,214.39</u>	<u>(145.84)</u>	<u>17,360.23</u>	<u>17,214.39</u>	<u>(145.84)</u>	<u>206,573</u>
TOTAL EXPENSES	<u>55,310.69</u>	<u>48,895.68</u>	<u>(6,415.01)</u>	<u>55,310.69</u>	<u>48,895.68</u>	<u>(6,415.01)</u>	<u>657,949</u>
SURPLUS / (DEFICIT) FUNDS	<u>(200.73)</u>	<u>5,900.03</u>	<u>(6,100.76)</u>	<u>(200.73)</u>	<u>5,900.03</u>	<u>(6,100.76)</u>	<u>0</u>

Strathmeade Square Community Association

2026 Operations Calendar

January	February	March	April	May	June
Board Meeting, Wednesday, January 21, 2026, at 7:00pm via Zoom	Board Meeting, Wednesday, February 18, 2026, at 7:00pm via Zoom	Spring Inspections Board Meeting, Wednesday, March 18, 2026, at 7:00pm via Zoom	Spring Inspections Board Meeting, Wednesday, April 15, 2026, at 7:00pm via Zoom	Board Meeting, Wednesday, May 20, 2026, at 7:00pm via Zoom	Monday, June 1, 2026 – Insurance Expires Board Meeting, Wednesday, June 17, 2026, at 7:00pm via Zoom
July	August	September	October	November	December
Board Meeting, Wednesday, July 15, 2026, at 7:00pm via Zoom	Send annual meeting call for Candidacy Package Board Meeting, Wednesday, August 19, 2026, at 7:00pm via Zoom	Send Annual Meeting Package Board Meeting, Wednesday, September 16, 2026, at 7:00pm via Zoom	Tuesday, October 21, 2026 – previous reserve study expires. Annual Meeting, Wednesday, October 21, 2026, at 7:00pm via Zoom	Board Meeting, Wednesday, November 18, 2026, at 7:00pm via Zoom	Board Meeting, Wednesday, December 16, 2026, at 7:00pm via Zoom Thursday, December 31, 2026 – DPOR Expires

Join Zoom Meeting

<https://us06web.zoom.us/j/89032240720?pwd=Xqjpr9dofQS3bfsHbEThxFX2Eo8LR7.1>

Meeting ID: 890 3224 0720

Passcode: 815079

COMMITTEE REPORTS

- A. Architectural Control Committee
- B. Landscaping Committee
- C. Maintenance Committee
- D. Community Engagement Committee
- E. Parking Committee

NEW BUSINESS

**Strathmeade Square Community Association
Motion Worksheet
Approval of FY2026 Reserve Expenditures Plan**

Motion:

“I move to approve the following projects in an amount of _____ FY2026 for Reserve Expenditures”

Motion: _____

2nd: _____

Summary:

Attached please find FY2026 summary as provided from the FY2025 Reserve Study.

Management Recommendation:

Management recommends approval

Budgetary Considerations:

To be expensed under Reserves

Vote:

	In Favor	Opposed	Abstained	Absent
Janet Goodwin, President				
Whitney Bergendahl, Vice President				
Nora Drain, Secretary				
Laxman Pandey, Treasurer				
Shivang Patel, Member-at-Large				
Natalie Smith, Member-at-Large				
Joseph Starkey, Member-at-Large				
Erin Rudolph, Member-at-Large				
Bob Hite, Member-at-Large				

Strathmeade Square Community Association FY2026 Reserve Projects Expenditures Plan

Strathmeade Square
Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2022	134,000	71,729	2032	285,000	634,944	2042	355,700	331,308
2023	178,000	135,294	2033	295,000	783,680	2043	368,100	479,922
2024	222,000	239,591	2034	305,300	862,065	2044	381,000	602,944
2025	266,000	387,436	2035	316,000	1,035,764	2045	394,300	761,110
2026	310,000	126,085	2036	327,100	923,587	2046	408,100	335,572
2027	240,000	82,682	2037	338,500	230,053	2047	422,400	208,820
2028	248,400	215,072	2038	310,000	95,949	2048	437,200	415,293
2029	257,100	353,007	2039	320,900	247,156	2049	452,500	609,165
2030	266,100	408,114	2040	332,100	404,659	2050	468,300	678,538
2031	275,400	507,504	2041	343,700	483,690	2051	484,700	828,874

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Strathmeade Square
Community Association, Inc.
Annandale, Virginia

	Individual Reserve Budgets & Cash Flows for the Next 30 Years						
	FY2021	2022	2023	2024	2025	2026	2027
Reserves at Beginning of Year	(Note 1) 237,983	261,856	71,729	135,294	239,591	387,436	126,085
Total Recommended Reserve Contributions	(Note 2) 45,000	134,000	178,000	222,000	266,000	310,000	240,000
Estimated Interest Earned, During Year	(Note 3) 873	1,163	722	1,308	2,187	1,791	728
Anticipated Expenditures, By Year	(22,000)	(325,291)	(115,157)	(119,011)	(120,342)	(573,142)	(284,131)
Anticipated Reserves at Year End	\$261,856	\$71,729	\$135,294	\$239,591	\$387,436	\$126,085	\$82,682
		(NOTE 5)				(NOTE 5)	

Current Balances:

Current balance in Cash Reserves: \$336,108.84

- Current cash reserve balance does not meet recommended reserve study opening balance.

FY2026 Reserve Contributions:

Current monthly reserve Contribution: \$17,360.23

\$206,573 Annually

- Current reserve contributions does not meet recommended reserve contribution amount of \$310,000.00

Projected balance (assuming no projects) after reserve contributions: \$542,681.84

- Projected balance does meet recommended contribution amount or FY2027 opening reserve balances.

**Strathmeade Square
Community Association, Inc.**
Annandale, Virginia

Line Item	Reserve Component Inventory	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
<u>Property Site Elements</u>							
4.021	Asphalt Pavement, Streets and Parking Areas, Crack Repair, Patch, Seal Coat and Striping		39,165				44,942
4.045	Asphalt Pavement, Streets and Parking Areas, Remaining, Total Replacement, Phased		255,076				292,705
4.080	Asphalt Pavement, Walking Paths, Total Replacement, Phased						108,412
4.125	Concrete, Flatwork (2021 is Budgeted)	22,000	31,050	32,137	33,262	34,426	35,631
4.201	Drainage and Erosion Control			34,279	35,479	36,721	38,006
4.500	Landscape			32,137	33,262	34,426	35,631
<u>Clubhouse Elements</u>							
5.510	Renovations, Interior and Exterior, Partial						17,815
5.600	Roof, Asphalt Shingles					5,508	
5.800	Windows and Doors, Remaining				17,008		
<u>Pool Elements</u>							
6.300	Covers, Vinyl					9,261	
6.350	Diving Board			8,034			
6.600	Mechanical Equipment, Phased			8,570			
Anticipated Expenditures, By Year (\$9,289,934 over 30 years)		22,000	325,291	115,157	119,011	120,342	573,142

Balance after Projected Reserve Expenditures: -\$30,460.16

Balance after projected reserve expenditures does not meet opening reserve balance recommendations of \$126,085.00.

Management recommends deferring items or modifying scope of work to maintain positive reserve balance.

**Strathmeade Square Community Association
Motion Worksheet
Approval of Misc. Clubhouse Expenses**

Motion:

"I move to approve the following items _____ in an amount not to exceed _____ for the association clubhouse."

Motion: _____

2nd: _____

Summary:

Board Members to provide estimated costs and information on items required for clubhouse operations.

Management Recommendation:

Management recommends approval

Budgetary Considerations:

Management unsure where to be categorized; recommended ledgers include: computer/ electronic (\$1,000) or miscellaneous admin (\$300)

Vote:

	In Favor	Opposed	Abstained	Absent
Janet Goodwin, President				
Whitney Bergendahl, Vice President				
Nora Drain, Secretary				
Laxman Pandey, Treasurer				
Shivang Patel, Member-at-Large				
Natalie Smith, Member-at-Large				
Joseph Starkey, Member-at-Large				
Erin Rudolph, Member-at-Large				
Bob Hite, Member-at-Large				