

Strathmeade Square Newsletter

Tambien en Español

Strathmeade Website at www.strathmeade.com

**Halloween Parade Oct. 31
Pictures will be taken at 5:30
Parade starts at 5:45**

Members of the Board

President: Janet Goodwin
Vice President:
Secretary:
Landscape Committee:
Maintenance Committee: Nora
Drain
Treasurer: Laxman Pandey
Community Engagement
Committee Co-chairs: Whitney
Bergendahl & Natalie Smith
Architecture Committee Bill
Reynolds
Parking Committee: Rick Evert
At-large member: Tara Carter &
Erin Rudolph
Strathmeade Square Community
Association
c/o Sequoia Management
Company
13998 Parkeast Circle
Chantilly, VA 20151-2283
(703) 803-9641 phone
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Dale Edwards
Community Manager
dedwards@sequoiamgmt.com

**Nov. Board Meeting
Wed. Nov.1, 2023
Pool House and by Zoom
Meeting ID: 867 5080 6896
Passcode: 937921**

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Contacts

To reach the members of the board use the email strathmeade@sequoiamgmt.info.

To reach Dale Edwards please email him at dedwards@sequoiamgmt.com

To include items in the newsletter use strathmeadnews@gmail.com

For bulk trash pickup or missed pickups please call Republic Services 703-818-8222

For electronic newsletter delivery email strathmeadnews@gmail.com

Contactos

Para comunicarse con los miembros de la junta, utilice strathmeade@sequoiamgmt.info.

Para comunicarse con Dale Edwards, envíe un correo electrónico a dedwards@sequoiamgmt.com

Para incluir elementos en el boletín, utilice strathmeadnews@gmail.com

Para recolección de basura a granel o recolección perdida, llame Republic Services 703-818-8222

Para envío de boletines electrónicos, envíe un correo electrónico a strathmeadnews@gmail.com

From the President

Dear Neighbors,

As usual there is much to report about our neighborhood. October was a busy month.

In this newsletter will report out on the October board meeting, the annual meeting, and the possibility of seeking a special assessment in the coming year. There is also current news about work being done in the community.

October board meeting: Much of our October board meeting was devoted to a presentation from the ad hoc electric vehicle (EV) committee. The presentation that they delivered is available for review on our website. The committee has spoken with EV charging station vendors, no specific vendor has been chosen but we are considering a vendor that would rent us the charging stations with a 5 year lease. Users of these stations would need to pay for the electricity and perhaps a surcharge to allow the community to cover the leasing costs. The committee has also looked into the power source which would come from the pool house. The power supply would need to be upgraded to support the charging stations. The committee has obtained two proposals for this work. Finally, as mentioned in the last newsletter, the Association is planning to apply for a grant being offered by Fairfax County to encourage communities to install charging stations. The grant would be up to \$10,000.

Annual Meeting: Our Association's annual meeting was held on October 11. We had a good turnout for the meeting.

I am very pleased to announce two new board members. The board welcomes Tara Carter and Erin Rudolph to the board. Tara lives on Whipple and Erin lives on Viscount adding to our geographic representation on the board. We still have one board position open. If you would like to serve on the board please reach out through the email listed under contacts or come to a board meeting and introduce yourself.

There were no other actions taken at the community meeting, but Jon Burton gave a presentation concerning the possibility of seeking a special assessment to raise funds for climate related issues. Jon's presentation is attached at

the end of this newsletter and is also available on the website.

Special Assessment: Expanding on Jon's presentation, I want to emphasize the need for additional funds to maintain our community.

Strathmeade Square was established in 1968 at a time when there was little focus on managing stormwater. The stormwater system that was installed basically moves stormwater off the property as quickly as possible directly into nearby streams. With changes to our climate and storms that have increasing severity this system does not have the same ability to handle the volume and the velocity of water that is reaching it. Furthermore, the velocity of the water entering our storm drains and rushing into our streams greatly increases the pollution in those streams. Since 1968 stormwater management evolved to use stormwater ponds to capture the storm volume and achieve some treatment of that water before it reaches the stream. Stormwater management is continuing to evolve and now recommended methods to control the pollution and manage the stormwater focus on putting as much of the stormwater as possible back into the ground to recharge our groundwater also reducing pollution in our streams.

With our lovely hilly topography we have several areas that are vulnerable to erosion during and following storms. If this erosion is not dealt with it can lead to property damage. In the coming weeks I will be reaching out to contractors to obtain estimates for stormwater management and erosion control projects. The areas I intend to focus on include the west side behind Applegate Ct., the west side behind Breckenridge and the steps leading down from Glastonbury to Thompson Rd. near the Woodburn condominiums. The quotes we receive will be the basis for the amount we will seek approval for through a special assessment.

Based on some feedback we received at the annual meeting we do not plan to include EV charging stations in a request for a special assessment.

As stated in Jon's presentation a special assessment requires approval by 2/3rds of the members of the community, so expect to receive more information and notices about this special assessment in the coming months.

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Del Presidente

Queridos vecinos,

Como siempre hay mucho que informar sobre nuestro vecindario. Octubre fue un mes muy ocupado.

En este boletín informaremos sobre la reunión de la junta directiva de octubre, la reunión anual y la posibilidad de solicitar una evaluación especial el próximo año. También hay noticias de actualidad sobre el trabajo que se realiza en la comunidad.

Reunión de la junta directiva de octubre: Gran parte de nuestra reunión de la junta directiva de octubre se dedicó a una presentación del comité ad hoc de vehículos eléctricos (EV). La presentación que realizaron está disponible para su revisión en nuestro sitio web. El comité ha hablado con los proveedores de estaciones de carga para vehículos eléctricos, no se ha elegido ningún proveedor específico, pero estamos considerando un proveedor que nos alquilaría las estaciones de carga con un contrato de arrendamiento de 5 años. Los usuarios de estas estaciones tendrían que pagar la electricidad y quizás un recargo para permitir que la comunidad cubra los costos de arrendamiento. El comité también ha investigado la fuente de energía que provendría de la casa de la piscina. Sería necesario mejorar el suministro de energía para soportar las estaciones de carga. El comité ha obtenido dos propuestas para este trabajo. Finalmente, como se mencionó en el último boletín, la Asociación planea solicitar una subvención que ofrece el condado de Fairfax para alentar a las comunidades a instalar estaciones de carga. La subvención sería de hasta 10.000 dólares.

Reunión Anual: La reunión anual de nuestra Asociación se llevó a cabo el 11 de octubre. Tuvimos una buena participación en la reunión.

Me complace mucho anunciar dos nuevos miembros de la junta directiva. La junta da la bienvenida a Tara Carter y Erin Rudolph a la junta. Tara vive en Whipple y Erin vive en Viscount, lo que aumenta nuestra representación geográfica en la junta. Todavía tenemos una posición en la junta directiva abierta. Si desea formar parte de la junta, comuníquese con el correo electrónico que figura en contactos o asista a una reunión de la junta y preséntese.

No se tomaron otras acciones en la reunión comunitaria, pero Jon Burton hizo una presentación sobre la posibilidad de buscar una evaluación especial para recaudar fondos para temas relacionados con el clima. La presentación de Jon se adjunta al final de este boletín y también está disponible en el sitio web.

Evaluación especial: Ampliando la presentación de Jon, quiero enfatizar la necesidad de fondos adicionales para mantener nuestra comunidad.

Strathmeade Square se estableció en 1968 en un momento en el que se prestaba poca atención a la gestión de las aguas pluviales. El sistema de aguas pluviales que se instaló básicamente traslada las aguas pluviales de la propiedad lo más rápido posible directamente a los arroyos cercanos. Con los cambios en nuestro clima y las tormentas cada vez más severas, este sistema no tiene la misma capacidad para manejar el volumen y la velocidad del agua que le llega. Además, la velocidad del agua que ingresa a nuestros desagües pluviales y se precipita hacia nuestros arroyos aumenta en gran medida la contaminación en esos arroyos. Desde 1968, la gestión de aguas pluviales evolucionó para utilizar estanques de aguas pluviales para capturar el volumen de la tormenta y lograr algún tratamiento de esa agua antes de que llegue al arroyo. La gestión de las aguas pluviales continúa evolucionando y ahora los métodos recomendados para controlar la contaminación y gestionar las aguas pluviales se centran en devolver la mayor cantidad posible de aguas pluviales al suelo para recargar nuestras aguas subterráneas y reducir también la contaminación en nuestros arroyos.

Con nuestra hermosa topografía montañosa, tenemos varias áreas que son vulnerables a la erosión durante y después de las tormentas. Si esta erosión no se aborda, puede provocar daños a la propiedad. En las próximas semanas me comunicaré con contratistas para obtener estimaciones para proyectos de gestión de aguas pluviales y control de erosión. Las áreas en las que pretendo centrarme incluyen el lado oeste detrás de Applegate Ct., el lado oeste detrás de Breckenridge y las escaleras que conducen desde Glastonbury a Thompson Rd. cerca de: condominios Woodburn. Las cotizaciones que recibamos serán la base para el monto que buscaremos aprobación a través de una evaluación especial.

Según algunos comentarios que recibimos en la reunión anual, no planeamos incluir estaciones de

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FROM THE PRESIDENT CONTINUED

Paving: By the time you receive this newsletter work should be underway to repave the north half of Applegate. This is part of our continuing maintenance work to ensure the community is able to serve our residents. We will also be repaving the paths on the west side of the community. Our budget will allow us to pave from Thompson both ways. Going north towards Ledbury we will pave as far as the tot lot behind Conquistador. From Thompson going south towards Tobin we will pave to the stormwater path behind the houses on Breckenridge.

Fiscal Year 2024: We are developing a budget for 2024 and will share it with everyone in the near future. The annual assessment will increase based on the Consumer Price Index from July of this year which was 3.2%. That will result in your monthly assessment payment going from \$131.60 to \$134.81 beginning February 1, 2024.

Amendments to the Covenants: We still need your votes on the 10 amendments to the covenants that were discussed in the last newsletter. If you still have not voted please do so at your earliest convenience. You can vote electronically by going to the Strathmeade website. Thank you.

I hope everyone will have a safe and happy Thanksgiving.

Jan Goodwin

P.S. Please complete the EV survey on our website, all responses will be. Included with our application for an EV grant through Charge Up Fairfax. Thanks.

DEL PRESIDENTE CONTINUA

carga de vehículos eléctricos en una solicitud de evaluación especial.

Como se indicó en la presentación de Jon, una evaluación especial requiere la aprobación de 2/3 de los miembros de la comunidad, así que espere recibir más información y avisos sobre esta evaluación especial en los próximos meses.

Pavimentación: Para cuando reciba este boletín, ya debería haber comenzado el trabajo para repavimentar la mitad norte de Applegate. Esto es parte de nuestro trabajo de mantenimiento continuo para garantizar que la comunidad pueda atender a nuestros residentes. También repavimentaremos los caminos en el lado oeste de la comunidad. Nuestro presupuesto nos permitirá pavimentar desde Thompson en ambos sentidos. Hacia el norte hacia Ledbury, pavimentaremos hasta el área de juegos infantiles detrás de Conquistador. Desde Thompson en dirección sur hacia Tobin, pavimentaremos hasta el camino de aguas pluviales detrás de las casas en Breckenridge.

Año fiscal 2024: estamos desarrollando un presupuesto para 2024 y lo compartiremos con todos en un futuro próximo. La evaluación anual aumentará con base en el Índice de Precios al Consumidor de julio de este año que fue de 3,2%. Esto dará como resultado que su pago de evaluación mensual pase de \$131,60 a \$134,81 a partir del 1 de febrero de 2024.

Enmiendas a los Convenios: Todavía necesitamos sus votos sobre las 10 enmiendas a los convenios que se discutieron en el último boletín. Si aún no ha votado, hágalo lo antes posible. Puede votar electrónicamente visitando el sitio web de Strathmeade. Gracias.

Espero que todos tengan un Día de Acción de Gracias feliz y seguro.

Jan Goodwin

PD Complete la encuesta EV en nuestro sitio web, todas las respuestas serán. Incluido con nuestra solicitud de subvención para vehículos eléctricos a través de Charge Up Fairfax. Gracias.

November 2023 Community Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Yard Waste Pickup Board Meeting 7:00pm School Holiday	2 School Holiday	3 Trash & Recycle Pickup School Early Release	4
5	6 Student Holiday	7 Trash Pickup Election Day Student Holiday	8 Yard Waste Pickup	9	10 Trash & Recycle Pickup	11 Veterans Day
12	13	14 Trash Pickup	15 Yard Waste Pickup	16	17 Trash & Recycle Pickup	18
19	20	21 Trash Pickup	22 Yard Waste Pickup School Holiday	23 Thanksgiving Holiday	24 Trash & Recycle Pickup School Holiday	25
26	27	28 Trash Pickup	29 Yard Waste Pickup	30		

Reserve Funding for Capital Projects

Strathmeade Square Community Association (SSCA) capital projects address such areas as repaving parking lots and paths, drainage problems, sidewalk replacement, pool/pool house repairs, etc. They are paid for out of SSCA reserve funds. The Virginia Property Owners Act requires that every five years an association must:

“Conduct at least once every five years a study to determine the necessity and amount of reserves required to repair, replace, and restore the capital components as defined in § 55.1-1800; and Review the results of that study at least annually to determine if reserves are sufficient; and Make any adjustments the board of directors deems necessary to maintain reserves, as appropriate.”

The SSCA reserve study was last conducted in October 2021.

Normal Funding Mechanism

- SSCA’s fiscal year (FY) runs from February 1 to January 31.
- For each FY the SSCA covenants allow the annual assessment for each property, normally paid in 12 monthly installments, to increase in conformance with the rise of the Consumer Price Index (CPI) based on what it was for the previous month of July. For example, the July 2023 CPI was 3.2%. Thus, the FY 2024 regular monthly assessment for each property will increase from \$131.60 to \$134.81.

The annual assessment pays for operational expenses and the reserves set aside. Last year the budget set aside \$104,400 for reserves after all operational expenses were covered. After reserve expenditures, the total reserve funds will be approximately \$118,000 at the end of FY 2023. While the budget is not finalized for 2024, it is expected that the reserve set aside amount will be similar after all operational expenses are covered. For 2022-2029 the reserve study recommends:

Year	Reserve Contribution		Year	Reserve Contribution
2022	\$134,000		2026	\$310,000
2023	\$178,000		2027	\$240,000
2024	\$222,000		2028	\$248,400
2025	\$266,000		2029	\$257,100

Given the constraints of the Covenants that only allow a CPI increase, due to ever increasing operational expenses SSCA will be unable to cover the recommended reserve balances and expenditure for FY 2024 and future years.

Options to Cover the Reserve Delta

- Raise the annual assessment beyond the CPI to create a new base, or
- Conduct one or more special assessments to cover specific areas of capital improvements.

Either option requires approval from two-thirds of the members voting. To hold a successful vote, there must be a quorum of 60% of the members. At a subsequent meeting, if held within 60 days of the first one, the quorum is half of that of the preceding meeting.

Special Assessment to Cover Climate Related Issues

Based on feedback from the community received at last year's annual meeting that a special assessment was preferred over a raise in the annual assessment, such an assessment is being considered to cover reserve expenses related specifically to climate issues which, according to the reserve study, will encompass over 18% of our future reserve needs. Over the next five years the study estimates this will equate to approximately \$184,000, with substantially more required in future years. Unfortunately, expenses are expected to be even greater than those in the reserve study since issues not covered in the study have been identified, and the study used a 3.5% inflationary rate which did not factor in the higher inflation rate of the last couple of years.

Doing a special assessment to address some of the climate related issues now will tackle property damage issues sooner, especially given the accelerating impacts of climate change. It will also allow a greater proportion of the normal reserve fund set aside to be used for other critical capital improvements, though SSCA will still be in a substantial deficit from that recommended as the set aside from the study.

Expenditures for the FY 2024 Special Assessment

While the final project list and associated costs for this special assessment is being finalized, specific projects being considered are:

- Addressing run off and flooding behind Applegate Court
- Addressing run-off and flooding issues between Ledbury and Applegate Courts
- Continue addressing Victor run-off and flooding
- Continue addressing Breckenridge flooding
- Riparian drainage plantings throughout the community
- Infrastructure for placing electric vehicle charging stations at the Pool House

The cost for these projects is estimated to be between \$150,000 and \$200,000. This would equate to a one-year special assessment for each home of between \$41 and \$54 per month in addition to the normal monthly assessment.

Way Ahead

For all funds to be committed within the assessment year as required by the Covenants, the first vote for a special assessment will be held later this year or early next year since our next fiscal year is from February 1, 2024 – January 31, 2025. A notice of the meeting to vote for the assessment with the particulars of what the assessment will cover will be sent at least 30 days ahead of the scheduled date in accordance with the Covenants.