

STRATHMEADE SQUARE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, February 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 February 18, 2026 Board of Directors Meeting Agenda**

**Motion:**

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

Motion: \_\_\_\_\_

2<sup>nd</sup>: \_\_\_\_\_

**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, February 18, 2026, at 7:00 PM  
via Zoom

Join Zoom Meeting

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

Meeting ID: 890 3224 0720

Passcode: 815079

AGENDA

- |  |         |
|--|---------|
| <b>I. Call to Order</b>                                      | 7:00 PM |
| <b>II. Approval of Agenda (Meeting of February 18, 2026)</b> | 7:05 PM |
| <b>III. Homeowner Open Forum</b>                             | 7:10 PM |
| <b>IV. Approval of Minutes (Meeting of January 21, 2026)</b> | 7:20 PM |
| <b>V. Management Reports</b>                                 | 7:25 PM |
| A. Management Summary Report                                 |         |
| B. Action Item List  |         |
| C. Financial Review Report                                   |         |
| i. January 2026 Balance Sheet & Income Statement             |         |
| <b>VI. Committee Reports</b>                                 | 7:35 PM |
| A. Architectural Control Committee                           |         |
| B. Landscaping Committee                                     |         |
| C. Maintenance Committee                                     |         |
| D. Community Engagement Committee                            |         |
| E. Parking Committee   |         |
| <b>VII. Old Business</b>                                     | 7:45 PM |
| A. Approval of Criterion, Inc. Outdoor Pool Furniture Repair |         |
| <b>VIII. Executive Session</b>                               | 8:30 PM |
| A. Sequoia Covenants Summary Report                          |         |
| B. Sequoia Management Aging Report Summary                   |         |
| C. Rees Broome P.C., Collections Report                      |         |
| <b>IX. Adjournment</b>                                       | 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, January 21, 2026, Board of Directors Meeting**

**Motion:**

“I move to approve the Draft minutes from the Wednesday, January 21, 2026, Board of Directors Meeting”

Motion: \_\_\_\_\_

2<sup>nd</sup>: \_\_\_\_\_

**Summary:**

Attached please find the Draft minutes from the Wednesday, January 21, 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  
January 21, 2026

Board Members present:

Jan Goodwin	Natalie Smith
Lax Panday	Erin Rudolph
Shivang Patel	
Nora Drain	

Also present:

Zachary Rivera (Sequoia Management)

Homeowners present:

Albert Parker; Matt Bradley

At 7:04p, the meeting was called to order.

A motion was made to approve the agenda for the meeting. The motion was approved.

A motion was also made to approve the minutes from the December Board meeting. That motion was also passed.

Albert raised several parking related issues. First, Albert noted that parking enforcement is inadequate. Second, Albert wondered whether the Board has discussed a front-in vs. back-in parking requirement. Third, Albert noted that there is also an issue with respect to parking enforcement for inoperable vehicles, expires tags, fraudulent permits, etc.

Jan notes that all options are on the table for discussion.

Erin addressed the question of third party enforcement of parking violations and noted that SSCA needs an amendment that specifically allows third party enforcement.

Albert also notes issues with the reserve budget and questioned that the budget item for tree removal is very low. Albert believes that the current reserve fund is inadequate.

Jan responded that we will have a new reserve study done soon. The Board has approved Community Association Engineering to conduct the reserve study.

Matt complained that leaf removal poor. He also noted that there is a vehicle that is illegally parked on Whipple.

Zach indicated that the management report is included in the Board's package for the meeting. Zach questioned whether we are moving money to Capital Bank. He also noted that we may end the fiscal year ending on January 31, 2026 with a surplus in the budget.

We discussed snow removal which is provided for in our contract with McFall and Berry. We noted that effective pre-treatment is iffy in conditions that include ice.

#### 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  
As of 02/16/2026**

**Sub-Contractors/ Grounds**

- All routine contracted operations have been ongoing as anticipated: landscaping, trash removal, legal, etc.
- McFall and Berry was onsite throughout January to complete snow removal services. Management has been in direct contact between the residents, board, and snow removal vendor to ensure proper snow removal service protocols are followed.

**Covenants**

- Due to excessive snow, management was unable to complete routine covenants inspections as scheduled. Routine covenants inspections to resume as weather begins to warm back up and snow melts. Please note, current covenants list still includes old violations; this will be removed from the list as future reports are generated.

**Financials**

- January 31, 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.
- Management reminds the monthly association fees were due on February 1, 2026. If you have any questions on payment methods or instructions, please reach out.

**Communications**

- Management Contact information is [zrivera@sequoiamanagement.com](mailto:zrivera@sequoiamanagement.com). Nia Desoto remains as the administrative assistant for Strathmeade Square Community Association, and she can be reached at [ndesoto@sequoiamanagement.com](mailto:ndesoto@sequoiamanagement.com). Sequoia's main line is 703-803-9641.
- Sequoia's main office is 4795 Meadow Wood Lane, Suite 300 West, Chantilly, VA 20151. Office hours are Monday to Thursday from 8:30am to 5:00pm; and Fridays from 8:30am to 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.
- As a reminder, community manager was out of the office from 01/30/2026 to 02/16/2026. We appreciate your patience as any remaining items from that time out is addressed in the order it was received.

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



<b>DATE ENTERED</b>	<b>TASK</b>	<b>STATUS</b>	<b>RESPONSIBLE PARTY</b>	<b>DUE DATE</b>	<b>COMMENTS/ PROGRESS UPDATES</b>
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	
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	Corrected on 01/28/2026
01/28/2026	Follow up with Whitney on information on pool phone details	In Progress	MGMT – Zach/ Nia	ASAP	
01/28/2026	Submit Signed contract for FY2026 Reserve Study	Completed	MGMT – Zach/ Nia	ASAP	Submitted on 01/28/2026
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	
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	

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**MANAGEMENT MEMORANDUM**

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**To:** Strathmeade Square Community Association

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

**Subject:** January 2026 (Unaudited) Financial Report

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**SUMMARY:**

This summary reflects the status of the unaudited, year-to-date accruals as of January 31, 2026.

Total CASH & INVESTMENTS: \$399,058.92

Year-to-date INCOME: \$644,294.35

Year-to-date EXPENSES: \$618,496.09

Year-to-date RESERVE CONTRIBUTIONS: \$214,018.38

**Year-to-date Surplus: \$25,798.26**

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**BALANCE SHEET:**

The Asset Funds (cash on hand) reflected a balance of \$58,562.01 in the Pinnacle Bank Checking Account.

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**INTEREST RATES:**

The Association presently has two (2) money market accounts: one with Capital Bank Money Market with a balance of \$250,665.92 with an interest rate of 3.24% and Pinnacle Money Market with a balance of \$68,082.69 and an interest rate of 2.18%.

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**CASH FLOW:**

Auditors recommend that an Association have between 2 and 3 months of expenses in its asset operating accounts. With monthly expenses averaging \$51,541.34, this would require the operating account to maintain a balance between \$103,082.68 and \$154,624.02. Presently, the Association has \$58,562.01. Therefore, the cash flow does not meet auditor's recommendations.

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**DELINQUENCIES:**

As of January 31, 2026, thirty-one (31) accounts were delinquent more than 60 days. Strathmeade Square Community Association has a delinquency rate of 3.69% of the total residential assessments of \$633,363.00. 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.

	<b># of Accounts</b>	<b>Total Amount</b>	<b>Rate of Delinquency</b>
<b>Over 30</b>	12	\$60.00	0.26%
<b>Over 60</b>	21	\$3,101.84	13.24%
<b>Over 90</b>	24	\$20,259.58	86.50%
<b>TOTAL</b>		\$23,421.42	100.00%

**REPAIR/REPLACEMENT RESERVES:**

The Repair & Replacement Reserves balance as of January 31, 2026, was \$318,748.61. The Repair & Replacement Reserve balance was fully supported, as evidenced by a surplus of \$34,067.07

TOTAL CASH & INVESTMENTS: \$399,058.92

Less TOTAL LIABILITIES: (\$46,243.24)

Less Amount earmarked for RESERVE REPLACEMENTS: (\$318,748.61)

EQUALS A SURPLUS OF: \$34,067.07

**PRIOR YEAR OWNER’S EQUITY:**

It is important to note that, as of January 31, 2026, there was a Total Unappropriated Owners Equity of \$99,282.70 or 15.68%. 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 \$633,363.00 income in Prior Year Owners’ Equity at any given time.

**INCOME & EXPENSE STATEMENT:**

As of January 31, 2026, the Association showed a year-to-date **Total Income** of \$644,294.35, the budgeted amount was \$639,863.48; therefore, resulting in an **favorable** variance of \$4,430.87.

As of January 31, 2026, the Association showed a year-to-date **Total Expense** of \$618,496.09 the budgeted amount was \$645,863.48; therefore, resulting in an **favorable** variance of \$27,367.39.

As of January 31, 2026, the Association showed a year-to-date **Net surplus** of \$25,798.26, the budgeted amount was (\$6,000.00), therefore, resulting in a **favorable** variance of \$31,798.26.

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**BUDGET OVERRUNS:**

Legal Fees (Collections) – (\$2,083.21)

Insurance – (\$2,376.00)

Electricity – Lighting – (\$2,564.09)

Uncollectable Assessments – (\$2,788.89)

Trash Removal/ Recycling – (\$1,195.36)

**BUDGET SAVINGS:**

Legal Fees (General) - \$2,322.00

Telephone (Pool House) - \$1,342.01

Computer/ Electronic - \$1,000.00

Grounds Maintenance - \$2,368.46

Community Maintenance and Improvement - \$3,581.00

Tree Trimming/ Removal - \$6,251.00

Curb Numbering/ Striping - \$1,500.00

Miscellaneous Trash - \$6,251.00

Snow Removal/ Street Sweeping - \$4,317.50

Kwanzan Cherry Trees - \$1,000.00

Pool House Maintenance - \$1,500.00

Playground Maintenance - \$4,800.00

**STRATHMEADE SQUARE COMMUNITY ASSOCIATION  
BALANCE SHEET  
JANUARY 31, 2026  
(UNAUDITED)**

**ASSETS**

PINNACLE OPERATING CHECKING	58,562.01
ASSESSMENTS RECEIVABLE	28,561.06
ALLOWANCE ACCOUNT	(9,706.76)
MISCELLANEOUS RECEIVABLES	0.00
PREPAID EXPENSES	<u>2,894.00</u>

**TOTAL CURRENT ASSETS** **80,310.31**

**CASH RESERVES**

CAPITAL BANK MONEY MARKET 3.24%	250,665.92
PINNACLE MONEY MARKET 2.18%	<u>68,082.69</u>

**TOTAL CASH RESERVES** **318,748.61**

**TOTAL ASSETS** **399,058.92**

**LIABILITIES & EQUITY**

ACCRUED EXPENSES	11,074.93
PREPAID ASSESSMENTS	<u>35,168.31</u>

**TOTAL LIABILITIES** **46,243.24**

REPLACEMENT RESERVES	225,034.72
OPERATING RESERVE	2,700.00
UNAPPROPRIATED EQUITY	99,282.70
CURRENT SURPLUS / (DEFICIT)	<u>25,798.26</u>

**TOTAL EQUITY** **352,815.68**

**TOTAL LIABILITIES & EQUITY** **399,058.92**

**STRATHMEADE SQUARE COMMUNITY ASSOCIATION  
STATEMENT OF INCOME  
FOR THE MONTH AND YEAR ENDED JANUARY 31, 2026  
(UNAUDITED)**

	CURRENT PERIOD			YEAR-TO-DATE			ANNUAL BUDGET
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	
<b>REVENUE</b>							
RESIDENTIAL ASSESSMENTS	52,780.29	52,780.29	0.00	633,363.48	633,363.48	0.00	633,363
INTEREST INCOME	765.43	458.37	307.06	7,228.87	5,500.00	1,728.87	5,500
POOL FEES	0.00	0.00	0.00	1,280.00	400.00	880.00	400
LATE CHARGES	0.00	41.63	(41.63)	575.00	500.00	75.00	500
LEGAL FEE REIMBURSEMENTS	0.00	8.37	(8.37)	1,822.00	100.00	1,722.00	100
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>25.00</u>	<u>0.00</u>	<u>25.00</u>	<u>0</u>
<b>TOTAL REVENUE</b>	<b><u>53,545.72</u></b>	<b><u>53,288.66</u></b>	<b><u>257.06</u></b>	<b><u>644,294.35</u></b>	<b><u>639,863.48</u></b>	<b><u>4,430.87</u></b>	<b><u>639,863</u></b>
<b>ADMINISTRATIVE EXPENSE</b>							
LEGAL FEES - GENERAL	0.00	291.63	291.63	1,178.00	3,500.00	2,322.00	3,500
LEGAL FEES - COLLECTIONS	576.67	291.63	(285.04)	5,583.21	3,500.00	(2,083.21)	3,500
RESERVE STUDY	0.00	0.00	0.00	0.00	0.00	0.00	0
BOARD EXPENSE / MEETINGS	0.00	0.00	0.00	0.00	100.00	100.00	100
INSURANCE	724.46	583.37	(141.09)	9,376.00	7,000.00	(2,376.00)	7,000
INCOME TAXES	0.00	0.00	0.00	1,636.00	2,000.00	364.00	2,000
POSTAGE	545.48	133.37	(412.11)	1,397.24	1,600.00	202.76	1,600
NEWSLETTER	0.00	83.37	83.37	640.00	1,000.00	360.00	1,000
ELECTRICITY - LIGHTING	1,469.65	1,041.63	(428.02)	15,064.09	12,500.00	(2,564.09)	12,500
ELECTRICITY - POOL	200.00	150.00	(50.00)	4,844.46	5,000.00	155.54	5,000
TELEPHONE - POOL HOUSE	0.00	166.63	166.63	657.99	2,000.00	1,342.01	2,000
COMPUTER / ELECTRONIC	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000
WATER & SEWER	0.00	0.00	0.00	2,634.50	3,200.00	565.50	3,200
DUES / PUBLICATIONS	0.00	0.00	0.00	140.00	0.00	(140.00)	0
MISCELLANEOUS	0.00	25.00	25.00	0.00	300.00	300.00	300
AUDIT & TAX RETURN PREP.	0.00	0.00	0.00	4,632.20	3,700.00	(932.20)	3,700
UNCOLLECTIBLE ASSESSMENTS	2,787.89	0.00	(2,787.89)	2,788.89	0.00	(2,788.89)	0
WEBSITE	0.00	25.00	25.00	374.19	300.00	(74.19)	300
MANAGEMENT FEES	<u>4,697.82</u>	<u>4,697.87</u>	<u>0.05</u>	<u>56,373.95</u>	<u>56,374.00</u>	<u>0.05</u>	<u>56,374</u>
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b><u>11,001.97</u></b>	<b><u>7,572.87</u></b>	<b><u>(3,429.10)</u></b>	<b><u>107,320.72</u></b>	<b><u>103,074.00</u></b>	<b><u>(4,246.72)</u></b>	<b><u>103,074</u></b>
<b>LANDSCAPING EXPENSES</b>							
GROUNDS MAINTENANCE	5,480.30	5,579.13	98.83	64,581.54	66,950.00	2,368.46	66,950
COMMUNITY MAINT. & IMPROV.	0.00	416.63	416.63	1,419.00	5,000.00	3,581.00	5,000
TREE TRIMMING / REMOVAL	880.00	3,166.63	2,286.63	31,592.50	38,000.00	6,407.50	38,000
WATERING	0.00	0.00	0.00	0.00	500.00	500.00	500
KWANZAN CHERRY TREES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,000.00</u>	<u>1,000.00</u>	<u>1,000</u>
<b>TOTAL LANDSCAPING EXPENSES</b>	<b><u>6,360.30</u></b>	<b><u>9,162.39</u></b>	<b><u>2,802.09</u></b>	<b><u>97,593.04</u></b>	<b><u>111,450.00</u></b>	<b><u>13,856.96</u></b>	<b><u>111,450</u></b>
<b>MAINTENANCE EXPENSES</b>							
TRASH REMOVAL / RECYCLING	10,379.31	10,000.00	(379.31)	121,195.36	120,000.00	(1,195.36)	120,000
MISCELLANEOUS TRASH	400.00	1,000.00	600.00	5,749.00	12,000.00	6,251.00	12,000
SNOW REMOVAL / STREET SWEEPING	6,582.50	9,000.00	2,417.50	10,682.50	15,000.00	4,317.50	15,000
SPRING & FALL CLEANUPS	0.00	0.00	0.00	0.00	750.00	750.00	750
CURB NUMBERING / STRIPING	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>1,500.00</u>	<u>1,500</u>
<b>TOTAL MAINTENANCE EXPENSES</b>	<b><u>17,361.81</u></b>	<b><u>20,000.00</u></b>	<b><u>2,638.19</u></b>	<b><u>137,626.86</u></b>	<b><u>149,250.00</u></b>	<b><u>11,623.14</u></b>	<b><u>149,250</u></b>
<b>RECREATION EXPENSES</b>							
POOL ADMINISTRATION	0.00	0.00	0.00	54,000.00	54,000.00	0.00	54,000
POOL MAINTENANCE & SUPPLIES	0.00	0.00	0.00	7,215.19	8,000.00	784.81	8,000
POOL HOUSE MAINTENANCE	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500
COMMUNITY EVENTS	0.00	0.00	0.00	721.90	1,500.00	778.10	1,500
PLAYGROUND MAINTENANCE	<u>0.00</u>	<u>400.00</u>	<u>400.00</u>	<u>0.00</u>	<u>4,800.00</u>	<u>4,800.00</u>	<u>4,800</u>
<b>TOTAL RECREATION EXPENSES</b>	<b><u>0.00</u></b>	<b><u>525.00</u></b>	<b><u>525.00</u></b>	<b><u>61,937.09</u></b>	<b><u>69,800.00</u></b>	<b><u>7,862.91</u></b>	<b><u>69,800</u></b>
<b>REPLACEMENT RESERVES</b>							
RESERVE FUNDING	17,232.46	17,232.42	(0.04)	206,789.51	206,789.48	(0.03)	206,789
REINVESTED INTEREST	<u>765.43</u>	<u>458.37</u>	<u>(307.06)</u>	<u>7,228.87</u>	<u>5,500.00</u>	<u>(1,728.87)</u>	<u>5,500</u>
<b>TOTAL REPLACEMENT RESERVES</b>	<b><u>17,997.89</u></b>	<b><u>17,690.79</u></b>	<b><u>(307.10)</u></b>	<b><u>214,018.38</u></b>	<b><u>212,289.48</u></b>	<b><u>(1,728.90)</u></b>	<b><u>212,289</u></b>
<b>TOTAL EXPENSES</b>	<b><u>52,721.97</u></b>	<b><u>54,951.05</u></b>	<b><u>2,229.08</u></b>	<b><u>618,496.09</u></b>	<b><u>645,863.48</u></b>	<b><u>27,367.39</u></b>	<b><u>645,863</u></b>
<b>SURPLUS / (DEFICIT) FUNDS</b>	<b><u>823.75</u></b>	<b><u>(1,662.39)</u></b>	<b><u>2,486.14</u></b>	<b><u>25,798.26</u></b>	<b><u>(6,000.00)</u></b>	<b><u>31,798.26</u></b>	<b><u>(6,000)</u></b>

**STRATHMEADE SQUARE COMMUNITY ASSOCIATION  
REPLACEMENT RESERVE  
DECEMBER 31, 2025**

<u>DATE</u>	<u>LINE ITEM</u>	<u>DESCRIPTION</u>	<u>INCREASE</u>	<u>EXPENDITURES</u>	<u>BALANCE</u>
02/01/25	BEGINNING BALANCE				78,212.34
02/26/25	MONTHLY RESERVE FUNDING		17,357.42		95,569.76
02/28/25	REINVESTED INTEREST		420.29		95,990.05
03/18/25	MONTHLY RESERVE FUNDING		17,357.42		113,347.47
03/31/25	REINVESTED INTEREST		522.96		113,870.43
04/30/25	MONTHLY RESERVE FUNDING		16,982.53		130,852.96
04/30/25	REINVESTED INTEREST		530.93		131,383.89
05/28/25	MONTHLY RESERVE FUNDING		17,232.46		148,616.35
05/31/25	REINVESTED INTEREST		595.05		149,211.40
06/30/25	REINVESTED INTEREST		613.72		149,825.12
07/31/25	REINVESTED INTEREST		635.65		150,460.77
08/25/25	MONTHLY RESERVE FUNDING		17,232.46		167,693.23
08/27/25	PETER'S LANDSCAPE	TOT LOT BORDER REPLACEMENT		6,375.00	161,318.23
08/31/25	REINVESTED INTEREST		645.27		161,963.50
09/22/25	MONTHLY RESERVE FUNDING		17,232.46		179,195.96
09/30/25	REINVESTED INTEREST		645.23		179,841.19
10/15/25	RESURFACE, INC.	SPORT COURT DEPOSIT		9,021.00	170,820.19
10/29/25	MONTHLY RESERVE FUNDING		17,232.46		188,052.65
10/31/25	REINVESTED INTEREST		663.95		188,716.60
11/12/25	PETER'S LANDSCAPE	ASPHALT TRAIL REPLACEMENT		51,800.00	136,916.60
11/24/25	MONTHLY RESERVE FUNDING		17,232.46		154,149.06
11/30/25	REINVESTED INTEREST		630.69		154,779.75
12/31/25	MONTHLY RESERVE FUNDING		17,232.46		172,012.21
12/31/25	REINVESTED INTEREST		559.70		172,571.91
01/29/26	MONTHLY RESERVE FUNDING		17,232.46		189,804.37
01/31/26	REINVESTED INTEREST		765.43		190,569.80
01/31/26	APPLY ACCRUED RESERVES NOT FUNDED BY YEAR-END		34,464.92		225,034.72
			<b>214,018.38</b>	<b>67,196.00</b>	

# COMMITTEE REPORTS

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

# OLD BUSINESS

**Strathmeade Square Community Association  
Motion Worksheet  
Approval of Criterion Inc. Pool Furniture Proposal**

**Motion:**

“I move to \_\_\_\_\_ the proposal from Criterion Inc. for pool furniture in an amount not to exceed \_\_\_\_\_”

Motion: \_\_\_\_\_

2<sup>nd</sup>: \_\_\_\_\_

**Summary:**

Please find proposal from Criterion Inc. in an amount of \$6,530.86.

**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				



Criterion, Inc. Outdoor Furniture Repair

429 Tomar Road  
 Keyser, WV 26726  
 www.criterionrepair.com

# Estimate

Date Prepared	Estimate #
1/29/2026	27921

Sold to Information	Ship To Information
Sequoia Management 4795 Meadow Wood Lane, Suite 300 West Chantilly, VA 20151	Thompson Rd Pool 8365 Thompson Rd Annandale, VA 22003

Terms	Expiration Date	Rep	Region	Prepared by
50% Deposit, Balan...	12/17/2025	JNOVA	NOVA	HGM

Item	Description	Frame Color	Fabric / Str...	Cost	Qty	Total
	Zachary Rivera zrivera@sequoiamanagement.com 703.803.9641					
Sling2	Fabricate 2pc Tight Sling, Chase Lounge *Pricing reflects using Grade B fabric, prices will be adjusted higher or lower depending on fabric choice.		TBD	109.00	34	3,706.00T
Install	Install 2pc Tight Sling, Chase Lounge			63.00	34	2,142.00
Parts	Replace Missing Bolt Arm Chair			25.00	6	150.00T
Parts	Replace Missing Bolt Sand Chair			25.00	1	25.00T
New	Suncoast 1903 Sling Hi-Back Dining Chair	TBD	TBD	204.00	5	1,020.00T
New	Winston 42" Polaris Stamped Aluminum Table	TBD		901.00	2	1,802.00T
NewFF	845FM 7.5' Market Umbrella Pulley & Pin (Grade A Fabric)	TBD	TBD	345.00	2	690.00T
NewFF	9' Market Umbrella Pulley & Pin (Grade A Fabric)	TBD	TBD	368.00	2	736.00T
NewTG	Bw50 50Lb Iron Umbrella Base	TBD		121.00	2	242.00T
NewTG	Bg50 50Lb Aluminum Shell Umbrella Base	TBD		160.00	2	320.00T

**Sales Tax (6.0%)**

**Total**

Signature



Criterion, Inc. Outdoor Furniture Repair

429 Tomar Road  
 Keyser, WV 26726  
 www.criterionrepair.com

# Estimate

Date Prepared	Estimate #
1/29/2026	27921

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<b>Terms</b>	<b>Expiration Date</b>	<b>Rep</b>	<b>Region</b>	<b>Prepared by</b>
50% Deposit, Balan...	12/17/2025	JNOVA	NOVA	HGM

Item	Description	Frame Color	Fabric / Str...	Cost	Qty	Total
CSHIP	Ground Floor, Round Trip Commercial Pick up & Delivery  PLEASE NOTIFY YOUR REP IF WE WILL BE REQUIRED TO NAVIGATE STAIRS , USE AN ELEVATOR OR NEED TO RESERVE A LOADING DOCK FOR PICK UP / DELIVERY. ADDITIONAL TIME IS REQUIRED AND MUST BE ACCOUNTED FOR AND ADDITIONAL FEES WILL APPLY.			275.00		275.00

<b>Sales Tax (6.0%)</b>	\$521.46
<b>Total</b>	\$11,629.46

Signature \_\_\_\_\_