

Strathmeade Square Newsletter

Tambien en Español

Strathmeade Website at www.strathmeade.com

Yard Waste Collection ends Dec. 20

Christmas Tree Collection January 3 & 10

Please put your trees out on the curb of the nearest main road

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
At-large board members: Jan
Hylton, Tara Carter & Erin Rudolph
Architecture Committee Bill
Reynolds
Parking Committee: Rick Evert
Strathmeade Square Community
Association
c/o Sequoia Management
Company
13998 Parkeast Circle
Chantilly, VA 20151-2283
(703) 803-9641 phone
(703) 968-0936 Fax
(703) 968-6705 Emergency

Dale Edwards
Community Manager
dedwards@sequoiamgmt.com

January Board Meeting
Wed. Jan.10, 2024
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 strathmeadenews@gmail.com

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

For electronic newsletter delivery email strathmeadenews@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 strathmeadenews@gmail.com

From the President

Dear Neighbors,

At the December board meeting the board approved the 2024 budget for the community expenses. The budget is included at the end of this newsletter.

Please note that the monthly assessment will increase from \$130.60 to **\$135.81** beginning February 1, reflecting a 3.2% increase.

With just over 1 month left in our fiscal year we are doing well with our 2023 funding and will likely have a surplus to carry into next year. Note that several of our operating expenses will increase in 2024, eating up all of the increase in our assessments, so we are setting aside the same amount of money for our reserves as we did in 2023.

As we discussed at our Annual Meeting in October, the funding we are putting into reserves falls well short of the funding recommendations from the 2021 reserve study and therefore, the board is considering moving forward with a special assessment in the new year. We will provide more details on the amount of money we will be seeking in the near future.

I am pleased to announce that Strathmeade Square was approved for the Charge Up Fairfax program that Fairfax County is sponsoring to assist communities with installing electric vehicle (EV) charging stations. The county is providing assistance with site selection and technical aspects of installing charging stations. The county is also providing us with funding of up to \$10,000 to offset or cover our costs for the installation. In our application for the Charge Up program we indicated that we would like to install charging stations at our pool house parking lot. We expect to install 4 charging stations which will take up some of the parking spaces at the pool house. Based on the results of the on-line survey we conducted earlier we have 12 residents that already own EV's so there is an existing demand for this type of service. This is a very exciting opportunity for Strathmeade. As we move forward with this project I will provide updates through this newsletter.

I want to remind everyone to please use your trash and recycle bins for your waste. Do NOT put trash

out in plastic bags. This is becoming a problem again in some areas, especially at the foot of the stairs between Breckenridge and Beverly. Please reach out to the board at the email in the contacts section of this newsletter if you have any concerns with your ability to handle your waste using the bins provided. We do want to help find workable solutions. Also do not put large bags of trash in the community trash bins that are on common property, please use your own trash bins for your trash.

Please note that yard waste collection will stop on December 20. It will resume again the first Wednesday in March. If you have a real Christmas tree you can put it out for collection on the first 2 Wednesday's in January. Please take your trees to the nearest main road as you do with yard waste and recycling. If you do not get your tree out by January 10, please find a location to safely dispose of your tree and do NOT put it out on the curb in the neighborhood. Thank you.

I wish you all a happy and safe holiday.

Jan Goodwin

Del Presidente

Queridos vecinos,

En la reunión de diciembre la junta aprobó el presupuesto de 2024 para los gastos de comunidad. El presupuesto se incluye al final de este boletín.

Tenga en cuenta que la evaluación mensual aumentará de \$130,60 a **\$135,81** a partir del 1 de febrero, lo que refleja un aumento del 3,2 %.

Cuando queda poco más de 1 mes en nuestro año fiscal, nos está yendo bien con nuestra financiación para 2023 y probablemente tendremos un superávit para trasladar al próximo año. Tenga en cuenta que varios de nuestros gastos operativos aumentarán en 2024, consumiendo todo el aumento de nuestras evaluaciones, por lo que estamos reservando la misma cantidad de dinero para nuestras reservas que en 2023.

Como discutimos en nuestra Reunión Anual en octubre, los fondos que estamos poniendo en reservas están muy por debajo de las recomendaciones de financiamiento del estudio de reservas de 2021 y, por lo tanto, la junta está considerando seguir adelante con una evaluación especial en el nuevo año. Proporcionaremos más detalles sobre la cantidad de dinero que buscaremos en un futuro próximo.

Me complace anunciar que Strathmeade Square fue aprobada para el programa Charge Up Fairfax que el condado de Fairfax patrocina para ayudar a las comunidades a instalar estaciones de carga de vehículos eléctricos (EV). El condado brinda asistencia con la selección del sitio y los aspectos técnicos de la instalación de estaciones de carga. El condado también nos proporciona fondos de hasta \$10,000 para compensar o cubrir nuestros costos de instalación. En nuestra solicitud para el programa Charge Up indicamos que nos gustaría instalar estaciones de carga en el estacionamiento de nuestra casa de la piscina. Esperamos instalar 4 estaciones de carga que ocuparán algunas de las plazas de aparcamiento de la casa de la piscina. Según los resultados de la encuesta en línea que realizamos anteriormente, tenemos 12 residentes que ya poseen vehículos eléctricos, por lo que existe una demanda para este tipo de servicio. Esta es una oportunidad muy interesante para Strathmeade. A medida que avancemos con

este proyecto, proporcionaré actualizaciones a través de este boletín.

Quiero recordarles a todos que utilicen la basura y los contenedores de reciclaje para sus desechos. NO bote la basura en bolsas de plástico. Esto está volviendo a ser un problema en algunas zonas, especialmente al pie de las escaleras entre Breckenridge y Beverly. Comuníquese con la junta al correo electrónico en la sección de contactos de este boletín si tiene alguna inquietud sobre su capacidad para manejar sus desechos utilizando los contenedores provistos. Queremos ayudar a encontrar soluciones viables. Además, no coloque bolsas grandes de basura en los contenedores de basura comunitarios que se encuentran en propiedad común; utilice sus propios contenedores de basura para su basura.

Tenga en cuenta que la recolección de desechos de jardín se detendrá el 20 de diciembre. Se reanudará nuevamente el primer miércoles de marzo. Si tienes un árbol de Navidad real, puedes recogerlo los dos primeros miércoles de enero. Lleve sus árboles a la carretera principal más cercana como lo hace con los desechos de jardín y el reciclaje. Si no retira su árbol antes del 10 de enero, busque un lugar para deshacerse de él de manera segura y NO lo coloque en la acera del vecindario. Gracias.

Les deseo a todos unas felices y seguras vacaciones.

Jan Goodwin

January 2024 Community Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 New Year's Day Holiday	2 Trash Pickup	3	4	5 Trash & Recycle Pickup	6
7	8	9 Trash Pickup	10 Board Mtg 7:00pm @pool house and zoom	11	12 Trash & Recycle Pickup	13
14	15 Martin Luther King Holiday	16 Trash Pickup	17	18	19 Trash & Recycle Pickup	20
21	22	23 Trash Pickup	24	25	26 Trash & Recycle Pickup	27
28	29	30 Trash Pickup	31	30		

Strathmeade Square Community Association 2024 Budget

	Strathmeade 2023 Approved	Strathmeade 2023 Projected	Strathmeade 2024 Approved
Revenue			
Monthly Assesment	131.60	131.60	135.81
Total Residential Assessments	487,973	487,973.00	503,583.00
Interest Income	400	2,500	400
Pool Fees	500	-	400
Late Charges	400	700	500
Legal Feed Reimbursements	100	-	100
Total Revenue	489,373	491,173	504,983
Administrative Expenses			
Legal Fees-General	5,000	5,000	5,000
Legal Fees-Collections	2,000	3,000	2,051
Reserve Study	-	-	-
Board Expense/Meetings	100	-	100
Insurance	6,400	6,400	6,600
Income Taxes	1,800	1,800	1,800
Postage	2,500	1,000	1,500
Printing & Copying	-	-	-
Newsletter	1,000	650	1,000
Supplies	-	107	-
Electricity-Lighting	10,600	10,600	10,600
Electricity-Pool	5,000	4,200	5,000
Telephone/WiFi	1,200	650	1,200
Computer/electronic	3,000	-	3,000
Water & Sewer	2,600	2,600	2,600
Dues/Publications	100	100	100
Miscellaneous	300	300	300

	Strathmeade 2023 Approved	Strathmeade 2023 Projected	Strathmeade 2024 Approved
Administrative continued			
Audit & Tax Return Prep	3,700	3,700	3,700
Uncollectible Assessments	-	-	-
Website	300	300	300
Management Fees	53,138	53,138	54,732
Community Monitor	-	-	-
Total Admins. Expenses	98,738	93,545	99,583
Landscaping Expenses			
Grounds Maintenance	60,000	60,000	65,000
Comm. Maintenance & Improvement	5,000	6,000	5,000
Tree Trimming/Removal	38,097	25,000	38,000
Watering	1,000	-	1,000
Kwanzan Cherry Trees	1,000	-	1,000
Total Landscaping Expenses	105,097	91,600	110,000
Maintenance Expenses			
Trash Removal	87,138	90,000	96,000
Miscellaneous Trash	12,000	12,000	12,000
Snow Removal/Street Cleaning	18,000	2,000	15,000
Community Cleanup	1,000	700	1,000
Curb Numbering/Striping	-	-	-
Railing Repair	-	-	-
Total Maintenance Expenses	118,138	104,900	124,000
Recreation Expenses			
Pool Administration	47,500	47,500	51,500
Pool Maintenance & Supplies	7,700	9,200	7,700
Pool House Maintenance	1,500	400	1,500

	Strathmeade 2023 Approved	Strathmeade 2023 Projected	Strathmeade 2024 Approved
Recreation continued			
Community Events	1,500	-	1,500
Playground Maintenance	4,800	-	4,800
Total Recreation Expenses	63,000	57,100	67,000
Replacement Reserves			
Reserve Funding	104,000	104,000	104,000
Reinvested Interest	400	2,500	400
Total Replacement Reserves	104,400	106,500	104,400
Total Expenses Plus Reserves	489,373	453,645	504,983
Surplus/(Deficit)		37,528	