

Strathmeade Square Newsletter

Tambien en Español

Strathmeade Website at www.strathmeade.com

Food Truck: Friday, June 30 from 5-7pm

La Perla

Provide Tacos, Burritos and more

Members of the Board

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President: Janet Goodwin
Vice President: Bobby Yi
Secretary:
Landscape Committee:
Maintenance Committee: Nora
Drain
Treasurer: Laxman Pandey
Community Engagement
Committee Co-chairs: Whitney
Bergendahl and Natalie Smith
Architecture Committee Bill
Reynolds
Parking Committee: Jan Hylton
At-large member: Victoria Deen,
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

**July Board Meeting
Thurs. July 6, 2023
Pool House and by Zoom
Meeting ID: 867 5080 6896
Passcode: 937921**

No Board Meeting in August

**Community Barbecue
August 19, 2023
2:00 - 5:00pm
At the pool**

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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,

Lots to talk about in this newsletter so I will try to break up the topics for you.

Moon Bounces: There have been several moon bounce houses set up on common property in the past couple of months. Admittedly, the board did not explicitly disapprove these activities until now. Sorry kids, but the board is **PROHIBITING** the use of moon bounce houses (also trampolines) on community property. After consulting with the Association's insurance company we were told, "Moon bounces are a big no-no." Our liability policy will not cover moon bounces and the board considers the risk too great. The board wants to limit our community's liability and therefore, henceforth will NOT allow moon bounces or trampolines to be placed on any community property.

Clean-up Day: We had a good turn-out for our community clean-up day and we got a LOT done. You hopefully have noticed some of the "guerilla gardening" we did. We cut down the azaleas at the main entrance. They were way too overgrown, but we didn't dig up the roots, so they may come back. I do love azaleas, but after probably 55 years the plants at the entrance had become too big. If they come back they will slowly grow back and hopefully we can keep them groomed. We did not disturb the native plants that have been planted, but come fall I hope we can thin them and rearrange them to make them more appealing. Native plants have so many benefits to our environment not the least is the ability to manage erosion with their deep roots, but they need to be "managed" to be more appealing. By thinning and moving the natives we will also have more space to add annual flowers during the growing season to restore the beautiful entrance so many of you have been asking for. I appreciate your patience as we work to improve our entrance spaces. We also spent a LOT of effort cleaning up the "weed filled" space near the pool house. The team tried not to disturb the native plants that were planted there. We can transplant some of the natives from the main entrance this fall. Again the natives that are planted at this spot can help to control erosion from that rather steep slope and with continued (hopefully) management we can create a lovely hill.

Other tasks that were accomplished on our clean up day were the painting of many benches on Contessa, Glastonbury, Victor and Applegate, trash pickup, playground equipment cleaning and clean-up and organization of the pool house storage room. Many thanks to all our volunteers with a special thanks to Mimi Morrison for taking the lead in organizing the event. We hope to have another clean-up in the fall, so please come out and join us.

Community Barbecue: We had a great barbecue on Saturday, June 17. We didn't have a big crush of people all at once, but a steady stream of neighbors came. I want to thank Laxman Pandey and Rick Everts for manning the grills and keeping all the hungry neighbors fed with beef burgers and hot dogs, chicken, salmon and veggie burgers. I really enjoyed seeing so many people come and enjoy the event. We have a **second barbecue scheduled for August 19, the Saturday before schools reopen for the new school year**, so mark your calendars.

Food Trucks: Chris Curry and Nora Drain are working hard to bring more food trucks to our community. Our next food truck will be on the Pool Parking Lot on Friday, June 30 between 5 and 7pm. The Food Truck will be La Perla serving tacos and burritos. Stay tuned and watch the sign board and the website for other dates and times.

Maintenance Projects: Nora Drain, our Maintenance Chair and committee are working hard to make upgrades to our community infrastructure. As we have reported in previous newsletters our maintenance budget is very tight this year which will likely limit the projects we are able to undertake, but a few are in the cue.

Volunteers from Glastonbury and Applegate Courts and Victor Circle identified some maintenance issues on their courts. Members of the Board also identified issues in the common areas, specifically related to the basketball court and the wall between the pool and the basketball court. Dale Edwards and Board members, along with a handyman, viewed each area and developed a plan to address the issues. As a result, the steps from Glastonbury to Beverly will be repaired and benches on Victor and Applegate will be repaired or replaced. Also, the wall between the pool and the basketball court will be power washed, repaired and repainted. At the next Board meeting on July 6th, the Board will consider proposals to

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Del Presidente

Estimados vecinos,

Hay mucho de qué hablar en este boletín, así que intentaré dividir los temas para usted.

Moon Bounces: Ha habido varias casas de rebotes lunares (casa inflables) instaladas en propiedad común en los últimos meses. Es cierto que la junta no desaprobó explícitamente estas actividades hasta ahora. Lo siento niños, pero la junta **PROHÍBE** el uso de casas inflables (también trampolines) en propiedad comunitaria. Después de consultar con la compañía de seguros de Asociaciones, nos dijeron: "Los rebotes lunares son un gran no-no". Nuestra póliza de responsabilidad no cubrirá los rebotes lunares y la junta considera que el riesgo potencial de daño es demasiado grande. La junta quiere limitar la responsabilidad de nuestra comunidad y, por lo tanto, de ahora en adelante NO permitirá que se coloquen trampolines o trampolines en ninguna propiedad comunitaria.

Día de limpieza: Tuvimos una buena participación en el día de limpieza de nuestra comunidad y hicimos MUCHO. Es de esperar que haya notado algo de la "jardinería de guerrilla" que hicimos. Cortamos las azaleas de la entrada principal. Estaban demasiado grandes, pero no desenterramos las raíces de las plantas para que pudieran volver. Me encantan las azaleas, pero probablemente después de 55 años, las plantas de la entrada se habían vuelto demasiado grandes. Si regresan, volverán a crecer lentamente y, con suerte, podremos mantenerlos arreglados. No perturbamos las plantas nativas que se han plantado, pero cuando llegue el otoño, espero que podamos adelgazarlas y reorganizarlas para que sean más atractivas. Las plantas nativas tienen tantos beneficios para nuestro medio ambiente, entre ellos la capacidad de manejar la erosión con sus raíces profundas, pero necesitan ser "manejadas" para que sean más atractivas. Al ralear y mover las nativas, también tendremos más espacio para agregar flores anuales durante la temporada de crecimiento para restaurar la hermosa entrada que muchos de ustedes han estado pidiendo. Agradezco su paciencia mientras trabajamos para mejorar nuestros espacios de entrada. También dedicamos MUCHO esfuerzo a limpiar el espacio "lleno de malezas" cerca de la casa de la piscina. El equipo trató de no molestar a las plantas nativas que se plantaron allí. Podemos

trasplantar algunos de los nativos de la entrada principal este otoño. Nuevamente, los nativos que se plantan en este lugar pueden ayudar a controlar la erosión de esa pendiente bastante empinada y con un manejo continuo (con suerte) podemos crear una hermosa colina.

Barbacoa comunitaria: Tuvimos una gran barbacoa el sábado 17 de junio. No tuvimos una gran aglomeración de personas a la vez, pero vino un flujo constante de vecinos. Quiero agradecer a Laxman Pandey y Rick Everts por manejar las parrillas y mantener a todos los vecinos hambrientos alimentados con hamburguesas de res y hot dogs, pollo, salmón y hamburguesas vegetARIANAS. Realmente disfruté ver a tanta gente venir y disfrutar del evento. Tenemos **una segunda parrillada programada para el 19 de agosto, el sábado** antes de que las escuelas vuelvan a abrir para el nuevo año escolar, así que marque sus calendarios.

Camiones de comida: Chris Curry y Nora Drain están trabajando arduamente para traer más camiones de comida a nuestra comunidad. Nuestro próximo camión de comida estará en el estacionamiento de la piscina el viernes 30 de junio entre las 5 y las 7 p. m. El Food Truck será La Perla sirviendo tacos y burritos. Estén atentos y observen el letrero y el sitio web para conocer otras fechas y horarios.

Proyectos de mantenimiento: nuestro líder y comité de mantenimiento están trabajando arduamente para realizar mejoras en la infraestructura de nuestra comunidad. Como informamos en boletines anteriores, nuestro presupuesto de mantenimiento es muy ajustado este año, lo que probablemente limitará los proyectos que podemos emprender, pero algunos están en camino.

Voluntarios de Glastonbury y Applegate Courts y Victor Circle identificaron algunos problemas de mantenimiento en sus canchas. Los miembros de la Junta también identificaron problemas en las áreas comunes, específicamente relacionados con la cancha de baloncesto y el muro entre la piscina y la cancha de baloncesto. Dale Edwards y los miembros de la Junta, junto con un personal de mantenimiento, revisaron cada área y desarrollaron un plan para abordar los problemas. Como resultado, se repararán los escalones de

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FROM THE PRESIDENT CONTINUED

repair the basketball court. More information will be provided, as it becomes available.

Lawn Care and Tree Work: We have asked Violeta to continue efforts to restore our turf areas, particularly areas with high visibility and expect another application of chemicals in the near term. We will make every attempt to provide notification of the date(s) this will take place through the sign board, website and direct emails. Please be on the lookout for this information.

The board approved tree work to be performed by Peter's Landscaping. Dates for this work have not as yet been set, but several trees and limbs will be removed to address safety issues.

Resale Certificate Fees: Effective July 1, 2023, the Virginia Property Owners Act requires Associations to publish and make available a schedule of all applicable fees assessed as part of the resale certificate preparation and delivery process. Attached at the end of this newsletter is Policy Resolution 2023-01 pertaining to Resale Certificate Fees that was adopted by the Strathmeade Square Board of Directors at the June 7, 2023 meeting. Please contact Sequoia Management with any questions.

Reaching Out to the Board and/or Sequoia: If you have a question or wish to bring an issue to the attention of either the board or Dale Edwards or both please use the emails posted on page 2 under contacts. If you want to receive electronic versions of the newsletter, there is an email address to use to make this request. The newsletter email address comes to me, but it is not my primary email so I don't check it regularly. I don't want to overlook your questions or concerns so please make sure you reach us via the best email address.

Thank you and I hope to see you around the neighborhood.

Jan Goodwin

DEL PRESIDENTE CONTINUA

Glastonbury a Beverly y se repararán o reemplazarán los bancos en Victor y Applegate. Además, la pared entre la piscina y la cancha de baloncesto se lavará a presión, se reparará y se volverá a pintar. En la próxima reunión de la Junta el 6 de julio, la Junta considerará las propuestas para reparar la cancha de baloncesto. Se proporcionará más información, a medida que esté disponible.

Cuidado del césped y trabajo con árboles: Le hemos pedido a Violeta que continúe con los esfuerzos para restaurar nuestras áreas de césped, particularmente las áreas con alta visibilidad y esperamos otra aplicación de productos químicos a corto plazo. Haremos todo lo posible para proporcionar una notificación de la(s) fecha(s) en que se llevará a cabo a través del letrero, el sitio web y los correos electrónicos directos. Por favor, esté atento a esta información.

La junta aprobó el trabajo en los árboles que Peter's Landscaping realizará. Aún no se han establecido las fechas para este trabajo, pero se eliminarán varios árboles y ramas para abordar problemas de seguridad.

Tarifas de certificados de reventa: a partir del 1 de julio de 2023, la Ley de propietarios de propiedades de Virginia requiere que las asociaciones publiquen y pongan a disposición un programa de todas las tarifas aplicables evaluadas como parte del proceso de preparación y entrega del certificado de reventa. Se adjunta al final de este boletín la Resolución de política 2023-01 relativa a las tarifas de certificados de reventa que fue adoptada por la Junta Directiva de Strathmeade Square en la reunión del 7 de junio de 2023. Comuníquese con Sequoia Management si tiene alguna pregunta.

Comunicarse con la Junta y/o Sequoia: si tiene una pregunta o desea plantear un problema a la junta o a Dale Edwards o a ambos, utilice los correos electrónicos publicados en la página 2 en contactos. Si desea recibir versiones electrónicas del boletín, hay una dirección de correo electrónico para realizar esta solicitud. La dirección de correo electrónico del boletín me llega, pero no es mi correo electrónico principal, por lo que no lo reviso regularmente. No quiero

pasar por alto sus preguntas o inquietudes, así que asegúrese de comunicarse con nosotros a través de la mejor dirección de correo electrónico.

Gracias y espero verte por el barrio.

Jan Goodwin

July/August 2023 Community Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						July 1
2	3	4 INDEPENDENCE DAY Holiday Trash Pickup	5 Yard Waste Pickup	6 Board Meeting @7pm	7 Trash & Recycle Pickup	8
9	10	11 Trash Pickup	12 Yard Waste Pickup	13	14 Trash & Recycle Pickup	15
16	17	18 Trash Pickup	19 Yard Waste Pickup	20	21 Trash & Recycle Pickup	22
23	24	25 Trash Pickup	26 Yard Waste Pickup	27	28 Trash & Recycle Pickup	29
30	31	Aug 1 Trash Pickup	2 Yard Waste Pickup	3	4 Trash & Recycle Pickup	5
6	7	18 Trash Pickup	9 Yard Waste Pickup	10	11 Trash & Recycle Pickup	12
13	14	15 Trash Pickup	16 Yard Waste Pickup	17	18 Trash & Recycle Pickup	19 Community Barbecue
20	21 First Day of School	22 Trash Pickup	23 Yard Waste Pickup	24	25 Trash & Recycle Pickup	26
27	28	29 Trash Pickup	30 Yard Waste Pickup	31		

STRATHMEADE SQUARE HOMEOWNERS ASSOCIATION

POLICY RESOLUTION NO. 2023 - 1

Resale Certificate Fees

WHEREAS, pursuant to Section 55.1-2316 of the Resale Disclosure Act, community associations are required after July 1, 2023, to publish and make available a schedule of the applicable fees (i) for preparation and delivery of the resale certificate, updated resale certificate, and financial update; (ii) for the inspection of a property; and (iii) related to any post-closing costs; and

WHEREAS, it is the intent of the Board of Directors for Strathmeade Square Homeowners Association (“Association”) to exercise this power with respect to various services provided by its management agent in connection with the production of a resale certificate.

NOW, THEREFORE, BE IT RESOLVED THAT:

The following fees shall be levied to assist the Association in the defrayal of the costs incurred by the Association in the execution of the various aspects of the production of a resale certificate. The schedule of service fees is as follows:

Preparation and delivery in paper form	<u>\$211.00</u>
Preparation and delivery in electronic form	<u>\$176.00</u>
Inspection	<u>\$141.00</u>
Additional Inspection	<u>\$141.00</u>
Resale certificate update	<u>\$ 70.00</u>
Post-closing fee	<u>\$ 70.00</u>
- Rush fees	<u>\$ 70.00</u>

EFFECTIVE DATE OF RESOLUTION

This policy resolution was approved on this 7 day of June 2023 by the Board of Directors for Strathmeade Square Homeowners Association.

**STRATHMEADE
SQUARE
HOMEOWNERS
ASSOCIATION**

President