Agenda

East Stratford Phase A&B Homeowners Association, Inc.
2026 Annual Meeting
March 10, 2026
7:00 p.m. – Registration
7:10 p.m. – Call To Order
7:30 p.m. - Adjournment

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1. Call to Order
2. Proof of Notice of Meeting
3. Verification of Quorum
4. Reading and Approval of Minutes of Preceding Meeting.
5. Introduction of Candidates & Election of Members of the Board of Directors.
6. Reports of Officers and Board of Directors
7. Reports of Committees
8. Unfinished Business
9. New Business
10. Adjournment

NOTICE OF THE 2026 ANNUAL MEETING OF THE MEMBERS OF EAST STRATFORD PHASE A&B HOMEOWNERS ASSOCIATION, INC.

PLEASE TAKE NOTICE that the 2026 Annual Meeting of the members of the Association for the purpose of transacting such business as may properly come before the meeting will be held on the date, time, and place stated below.

Date of Meeting:	**March 10, 2026**
Time of Meeting:	**7:00 p.m. - Registration** **7:10 p.m. – Call To Order** **7:30 p.m. – Adjournment**
Place of Meeting:	**Clubhouse** **301 Whipp Drive SE** **Leesburg, Virginia 20175**

In order to conduct important Association business, it will be necessary to establish a quorum. Therefore, if you cannot attend the meeting, please review the enclosed candidate biographies & fill out the enclosed proxy and return via email to shannon@sequoiamgmt.com OR by mailing to the below address. Proxies MUST be received by March 9, 2026.

East Stratford Phase A&B Homeowners Association, Inc.
c/o Sequoia Management Company, Inc.
4795 Meadow Wood Lane, Suite 300 West
Chantilly, VA 20151
Attention: Shannon Cook

Dated: February 20, 2026

EAST STRATFORD PHASE A&B HOMEOWNERS ASSOCIATION, INC.

PROXY FORM

Address _____ Lot No. _____

(I) (WE) _____, under the provisions of
(Printed Name of Owner(s)

Section 3.4 of the Bylaws, hereby grant(s) (MY) (OUR) proxy to _____

for the sole purpose of casting (my) (our) votes at the meeting on **March 10, 2026**, or any subsequent meeting called due to a failure to obtain a quorum at the first attempt to hold the meeting.

Check the appropriate box:

☐ The person named in this proxy may cast (my) (our) vote for any **2 candidates** for the Board of Directors he or she chooses.

☐ The person named in this proxy must cast (my) (our) votes for the following candidate for the Board of Directors **(Circle up to 2 candidates)**:

Isaac Bertramsen _____ Mark Lavery _____

_____ _____
(write-in candidate) (write-in candidate)

_____ _____
Owner Signature Co-Owner Signature

_____ _____
Date Date

NOTE: A COPY OF THE PROXY MUST BE FILED WITH THE SECRETARY BEFORE COMMENCEMENT OF THE MEETING.

****IF NO OTHER NAME IS FILLED-IN, THE PROXY SHALL BE AUTOMATICALLY GRANTED TO THE ASSOCIATION BOARD PRESIDENT.****

East Stratford A&B Homeowners Association
Nomination Questionnaire for Board of Directors

Candidate Name: Isaac Bertramsen

Address: Shadwell Ter SE

E-mail:

Date of Annual Meeting: March 10, 2026

This questionnaire should be submitted along with a Nomination Petition, to the Secretary of the East Stratford A&B Homeowners Association. The intent of this questionnaire is to allow owners an opportunity to review all candidates and make an informed decision prior to the Annual Meeting. Owners will be provided an opportunity to ask questions at the Annual Meeting prior to the voting.

Please complete this questionnaire as you see fit, since all information is voluntary.

1. What is the main reason you decided to run for the Board of Directors?

I would like to continue a steady presence on the board that is open to input from all homeowners. I have served for multiple years now and I have seen our community continue to be a safe place to live and to raise a family.

2. What skills and/or experience do you think you could offer as a Director to help the Board of Directors resolve any issues that come before the community?

This will be my fourth term on the board and after 9 years of service to my community I would continue to provide both my experience and leadership to help maintain the standards we have come to expect from our board. We want to ensure that dues are not raised unnecessarily and any fines that are assessed are done so impartially.

3. What are some of the specific goals/plans that you would like to see implemented while serving on the Board of Directors?

This term I would like to see the replacement of the playground equipment that had a sub-committee working on it last year. I would also like to continue to work with the landscape committee in the removal of non-native plants and invasive plants/insects.

4. What would your approach be to keeping residents informed and listening to the residents of our community?

I shall continue using our letters and emails. I would also encourage any homeowner to attend our online board meetings to be able to directly talk to their board and to let their concerns and ideas for improvement to be heard.

East Stratford A&B Homeowners Association
Nomination Questionnaire for Board of Directors

Candidate Name: Mark A Lavery

Address: [redacted] Shirley SQ SE Leesburg, VA 20175

E-mail: [redacted]

Date of Annual Meeting: March 10, 2023

This questionnaire should be submitted along with a Nomination Petition, to the Secretary of the East Stratford A&B Homeowners Association. The intent of this questionnaire is to allow owners an opportunity to review all candidates and make an informed decision prior to the Annual Meeting. Owners will be provided an opportunity to ask questions at the Annual Meeting prior to the voting.

Please complete this questionnaire as you see fit, since all information is voluntary.

1. What is the main reason you decided to run for the Board of Directors?

I enjoy being a part of the board in order to give just a little bit to our community. Most of the actions taken by the board are mundane, but they take a lot of attention and scrutiny. Just recently we bid out the removal of a tree.

We had a usual vendor who did tree removal and had given us the best pricing most of the time. Well, this time we found a vendor who saved us 700 dollars. Is it boring to read three page proposals about removing a tree? Yes. But the money saved is everyone's money.

2. What skills and/or experience do you think you could offer as a Director to help the Board of Directors resolve any issues that come before the community?

I am a professional auditor so I am able to read and interpret the audit report the board gets on a yearly basis and give my opinion on the current state of affairs.

I have enough experience on the board to understand longstanding issues such as cracked asphalt and sidewalks, tot lot repairs and parking. For some issues there really is no solution that will make everyone happy. But you still need to listen.

3. What are some of the specific goals/plans that you would like to see implemented while serving on the Board of Directors?

1) Do our best to keep assessments low. With inflation this has been harder lately but we need to watch every penny.

2) At some point I'd like to see us implement a process workflow to automatically process homeowner architectural requests.

3) The board needs to be vigilant to what is an impending overcrowding situation

4. What would your approach be to keeping residents informed and listening to the residents of our community?

I think the facebook page has won the "battle" to be the go to place for community discussion. I think the board does a good job making sure things are put on the East Straford Website, but I often post things on facebook as well to make sure we have reasonable visibility

I read our facebook page to listen more than I do to say anything. Many of the best ideas come from our residents!