Agenda

East Stratford Phase C&D Homeowners Association, Inc.
2026 Annual Meeting
March 10, 2026
6:00 p.m. – Registration
6:05 p.m. – Call To Order
6:25 p.m. – Adjournment

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1. Call to Order
2. Proof of Notice of Meeting.
3. Verification of Quorum
4. Reading 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 C&D 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:	**6:00 p.m. - Registration** **6:05 p.m. – Call To Order** **6:25 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 fill out the enclosed proxy and return it via email to shannon@sequoiamgmt.com OR by mailing to the below address. Proxies MUST be received NO LATER than March 9, 2026.

East Stratford Phase C&D 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 C&D 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.

Please note - candidate nomination questionnaires are enclosed here for consideration.

Check the appropriate box:

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

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

Nicole Schaeffer

Andrew Barber

_____
(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 PRESIDENT.**

Candidate Name: Nicole Schaeffer

Address: Whipp Drive

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 C&D 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.

This questionnaire will be posted on the East Stratford website (www.eaststratfordhoa.com) prior to the Annual Meeting for owner's review. 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 want to be involved in the community to which I reside and pay dues to.

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?

As serving as a volunteer member for the past year I have been able to see the incredible work that is done throughout the community and the board and would like to continue any work as a board member. I bring a just voice, understanding to community needs to our HOA.

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

I would like to seek more community involvement and sense of community among our neighbors.

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

I would like to post more on the facebook page with updates or upcoming meetings.

Andrew Barber's response to HOA Board election questions.

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

I want to give back to the neighborhood. I was on the HOA about ten years ago and I don't mind a little extra work.

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 to the community?

I've been a project manager and have coordinated groups. I have a background in mapping. An archaeologist I worked on residential housing construction sites. We are original owners (2003) so I know the history of the neighborhood.

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

My main goal is to recognize our neighborhood is aging. While some repairs are needed, I also believe some HOA regulations may need to be modified or relaxed.

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

I did this on the HOA before. It's a matter of really listening, trying to see the resident's point of view, and a degree of empathy weighed against practicality.