

Stedwick Homes Corporation – 2022 Annual Statement

By Keith Silliman, President of the Board of Directors

Spring flowers are blooming, trees are starting to bud, and winter weather is moderating.

The Stedwick Homes Corporation's 2021 year operations as well as our everyday lives were significantly disrupted by the impact of the COVID Virus. The Homes Corporation's functions have continued, but at a reduced rate. The Board of Directors' meetings have been held as virtual meetings, resulting in reduced interactions between board members and our residents.

The Stedwick Homes Corporation's financial position remains strong. An audited financial statement for 2021 is not yet available. However, unaudited year end results indicate a very small (approximately 3%) surplus. Income and expenses were both slightly higher than budget. Copies of the Stedwick Homes Corporation's audited 2021 Financial statement will be available at a future date for review at the MVF Office at 10120 Apple Ridge Road during normal business hours.

Late in the year, the trash contractor announced a very significant increase in collection fees. Alternatives were investigated and another contractor offered rates which were lower than the proposed fees from the first contractor, although somewhat higher than the original fees. The new contractor's bid was accepted by the board, knowing that it would result in the 2022 trash collection fees being above the budgeted amount.

The Maintenance Committee continues to address issues and items of concern that are identified in our community. The community has lost many of its mature trees to storm damage and end of life conditions.

Streets and parking areas in the Clusters I community were repaved.

Significant erosion problems in the Heights and the Ridges communities were reviewed with an erosion control contractor and coordination activities with government organizations are underway.

We continue to have parking problems and the dumping of trash in greenspace areas in many of our communities. The board has worked hard to revise our parking policy, parking rules and regulations and towing policy to address the parking problems.

The dumping of trash and the placement of trash at the curb for collection in plastic bags is a vexing problem. Raccoons, opossums, birds and even deer break open the plastic bags to eat and scatter the contents. Broken open bags and scattered trash encourage rats and mice. A big thank you to all of our residents who pick up and dispose of trash in a responsible manner, including the Ridges resident who goes around the Stedwick community picking up trash.

The Board of Directors has worked to keep the Stedwick community an attractive place to live in, to keep it safe and affordable, and to be environmentally sensitive. The smooth operation of the Stedwick Homes Corporation resulted from the cooperative efforts of our Board of Directors, management team, contractors and residents. Thanks to all our Board members for volunteering their time and efforts, to community manager, Martha Cruz, and her team, and to all our contractors, especially the team from J. B. Kline Landscaping which provides our landscaping and snow removal services. Audrey Houser, our maintenance chair, deserves a special thank you for her tireless efforts working on maintenance related items, from evaluation of the problems through their correction, and approval of final payment for the work accomplished. Thank you to Myrtle Engram, a retiring board member, for her service on the Stedwick Homes Corporation Board of Directors.

We continue to maintain and enhance our community property in a cost efficient and effective manner when and where appropriate. This includes our streets and curbs, sidewalks and paths, storm drains, entry way and path lighting, greenspace and tree canopy. We strive to improve the efficiency of our operations, receiving and responding to issues and concerns, and communicating with our members and residents.

We welcome your comments and suggestions. Contact our Stedwick Homes Corporation community manager at 301-948-0110, ext. 2329, visit our webpage, www.stedwickhc.com, email to stedwickhc@gmail.com, or communicate via regular mail to the Stedwick Homes Corporation at 10120 Apple Ridge Road.