

**HUNTINGTON STATION
ANNUAL ASSESSMENT NOTICE**

November 5, 2021

Dear Homeowner:

The Board of Directors of Huntington Station has approved the budget for the 2022 fiscal year. The Annual Assessment for 2022 will **increase** by \$10 per quarter. Your quarterly assessment is \$345.00 due on the first day of each quarter. A \$25 late fee is due for all payments not received thirty (30) days after the due date. Assessments are due the 1st of each quarter (January 1st, April 1st, July 1st, October 1st) whether an invoice is received or not.

Should you have any questions, please do not hesitate to contact me at Summit Management Services at (703) 945-1428 by phone/fax/text.

Sincerely,

Stephanie Reed
Community Association Manager
Summit Management Services, Inc.
Agent for Huntington Station Homeowners Association

Statement of Reserves:

- Reserve Asset Balance as of 9/30/21 - \$147,202
- Projected Reserve Balance by 12/31/21 per the 2016 Reserve Study - \$147,982
- Projected Reserve Balance by 12/31/22 per current funding - \$157,964
- The full electronic copy of the 2016 Reserve Study can be requested via email to management OR found on the website at www.huntingtonstation.org.

2022 Approved Budget

INCOME:

06000	Assessment Income	\$ 66,240.00
06210	Late Fee Income	\$ 100.00
06400	Interest Income	\$ 200.00
06220	Miscellaneous Income	\$ -
	Income Subtotals	\$ 66,540.00

EXPENSES:

General & Administrative

07000	Audit & Tax Preparation	\$ 2,400.00
07061	Legal Services	\$ 1,000.00
07062	Reserve Study	\$ 0.00
07063	Website Admin	\$ 300.00
07064	Licenses and Fees	\$ 75.00
07065	Miscellaneous Administrative	\$ 100.00
07080	Postage & Delivery	\$ 400.00
07082	Printing and Copying	\$ 200.00
07185	Management Fees-Add'l Fees	\$ 1180.00
	Gen & Admin Subtotals	\$ 5,655.00

Utilities

07100	Electricity	\$ 1,000.00
07140	Water	\$ 150.00
	Utilities Subtotals	\$ 1,150.00

Contracts

07240	Grounds Maintenance Contract	\$ 14,641.00
07260	Management Fee Contract	\$ 15,324.00
07270	Snow Plowing	\$ 6,000.00
	Contracts Subtotals	\$ 35,965.00

Maintenance

07342	Electrical repairs	\$ 2,000.00
07366	General maintenance/Painting	\$ 4,420.00
07385	Irrigation system maintenance	\$ 750.00
07390	Landscaping	\$ 1,500.00
	Maintenance Subtotals	\$ 8,670.00

Insurance

07840	D & O Insurance	\$ 300.00
07850	Fidelity bond	\$ 550.00
07860	Property Insurance	\$ 1,750.00
	Insurance Subtotals	\$ 2,600.00

Reserves

08000	Replacement Res. Contribution	\$ 12,500.00
	Reserves Subtotals	\$ 12,500.00

TOTAL EXPENSES	\$ 66,540.00
NET INCOME (LOSS)	\$ -

OVER →

HUNTINGTON STATION HOMEOWNERS ASSOCIATION, INC.

C/O SUMMIT MANAGEMENT SERVICES, INC., AAMC
8405A Richmond Highway
Alexandria, VA 22309
(703) 360-0904

November 5, 2021

To all Huntington Station Homeowners and Tenants,

Parking Policy Enforcement - IMPORTANT

The Board has seen an increase in vehicles without red parking stickers on Huntington Station Court. For this reason, a contract has been signed with Dominion Towing. A sign has been posted at the entrance to the community. Anyone parking in the parallel spaces without a valid, red parking sticker is subject to being towed.

Board of Directors

At the annual members meeting in August a new Board was established. Your board members are as follows:

Woody Davis – President
Arlene Carlson – Vice President
Bob Allen – Treasurer
Andrea Walsh – Secretary
Yi Pei – Board Member

Please welcome them to Board when you see them out walking or at the community mailbox.

Board Meetings

The Board has established meeting dates for 2022. They will meet at Cameron Run Elementary School Library the 4th Tuesday of each quarter: January 25th (confirmed), April 26 (confirmed), July and October. All members are welcome to attend Board meeting and comment during the Homeowner Forum section of the meeting.

Communication

The website is a source of community information. Visit www.huntingtonstation.org. If you received this notice by mail but not by email, PLEASE provide your email address to management. This will help save money for the community by reducing mailings.

Dogs

Per Huntington Station Declaration, Article V, Use Restrictions, Section 8: " Pets must be leashed or otherwise controlled while on the Property and all pet waste collected and disposed of by the Owner. Owners will comply with all Fairfax County animal regulations." As a reminder, it is better to take your pet to the green space between Huntington Station and Midtown as pet waste kills grass.

Management

Stephanie Reed replaces Lori Randall as the Association Community Manager at Summit Management. She can be reached directly at 703-945-1428 or by email at Stephanie.Reed@summitmanage.com.

Respectfully,

THE HUNTINGTON STATION HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS