

Board of Directors

President: Bill Richardson,
WCRichardson6@aol.com
Vice President: Julia Mattingly
Treasurer: Joe Phoenix
Secretary: Elancia Felder
Director: Bill Keaton
Director: Bill Gennetti
Director: Vacant

Newsletter Publisher: Alyssa Thompson
Website Administrator: Ann Bullock

Monthly Board meetings are held the 4th
Tuesday of every month at 7:00pm

Upcoming Board Meetings

July 23, 2013
August 27, 2013
September 24, 2013*
October 22, 2013
November 26, 2013
December – TBA
January 28, 2014
* Annual Meeting

Sequoia Holiday Hours

Last Friday of the Month - Closes @ 12pm
September 2, 2013 – Closed
November 27, 2013 – Closes @ 12pm
November 28-29, 2013 – Closed
December 24-25, 2013 - Closed
December 31, 2013 – Closes @ 12pm
January 1, 2014 - Closed

Contact Information

Community Manager: Angela Corum, acorum@sequoiamgmt.com
Assistant Manager: Alyssa Thompson, athompson@sequoiamgmt.com
Administrative Assistant: Racheal Gore, rgore@sequoiamgmt.com
Business Hours: 8:30am – 5:00pm (Mon-Fri)
Phone: 703-803-9641 **Fax:** 703-968-0936
After Hour Emergency: 703-230-2240
www.sequoiamanagement.com

Trash Company

Charlie & Son Trash Service
703-670-9652
Pick up days- Mon. & Fri.

Tow Company

DTR Towing
703-330-6600

Message from the President

It's summer once again and kids are out of school, pools are busy and traffic is busier. So please be ALERT, SAFE and ENJOY the summer.

We have a lot on our plate this summer with building rehabs (4), roof replacements (3), foyer rehabs (8) and fire alarm upgrades (5). Management will place Notice prior to commencement of these actions and will provide updates at the entry way of the affected units and via our Green Email list – so if you have not signed up, please visit the web site, call/email the Management Office or return the attached form.

As the economy improves, so do our expenses as rates rise for contract services, supplies/materials and utility rates. The water and sewer bill still continues to be our largest monthly expense increasing to 25% of our annual budget. This has been an issue that the Board has been monitoring and realizes that some future action will be needed.



Have a **SAFE** and adventurous summer and see you at the Annual Meeting in September.



Tip:

**Did you know replacing
your toilet tank components
every few years can help
reduce the use of water?**

PWC Juvenile Curfew

Reminder – In Prince William County it is unlawful for anyone 17 years of age or less to be or remain in any public place between the hours of –
11:00 pm and 5:00 am - Sunday through Thursday
11:59 pm and 5:00 am - Friday and Saturday.

There are exemptions, so check Ordinance 16-3 in the
Prince William County Code, www.pwcgov.org.





Dryer Vent Cages

Members are responsible for cleaning and maintaining the condition of these cages to preclude bird nesting, potential fire hazards and using excess energy. If help is needed to install a new or replacement vent cage, contact Management for assistance. This assistance DOES NOT include cleaning the duct line.

Fire Alarm Panels

If there is a chirping or other suspected problem with the panel – Call the Management Company or emergency number. Calling the Fire Department will not always resolve the issue and that then may cause unnecessary inconvenience for the residents in that building. However, if it is a Fire Alarm activation, CALL 9-1-1.



Poly Pipe Units

All units on Koman Circle, Lisle Drive, 8111 and 8115 Lacy, and 11021 Folksie were built using “poly” (polypropylene) pipes. Due to the age of the pipes and the joints there is the possibility of leaks when the weather changes from summer to winter and vice versa. Please monitor your pipes for leaks during the transitions. If any unit has replaced their pipes, please notify Management so that it may be recorded in the unit history.

Grilling Safety

Residents are reminded that gas and charcoal grills must be used 15 feet from any structure/building. When not in use, propane tanks must be shut-off, covered, and/or stored out of direct sunlight. Charcoal starter fluid and briquettes are not allowed to be stored on patios or decks at any time. Electric grills are approved for use and storage on patios and decks. This is in accordance with (IAW) Prince William Fire Code Regulations. *PLEASE BE SAFE!*

Smoking Safety

Please be careful as to where you distinguish your cigarettes/cigars from patio or balcony. It is not just a fire hazard that could lead to endangerment of property and possible lives, it is also a violation. Littering is a civil action subject to citation by Prince William County. The Association can also charge the unit owner found responsible for all damages if a fire burns that building. So, be sure your butt is out and dispose of it in a proper container.

Annual Meeting Proxy Submission

With Resolution 2013-1, Electronic Voting, Notice and Proxies being adopted this year, the Board will accept electronic submission of only the Proxies this year. See Resolution 2013-1, Paragraph III for the procedure, which essentially says that the proxy card – properly filled out – can be scanned and emailed or be faxed to the agent acting for the Board. The methods, via mail or drop-off used in prior years, are still an acceptable means to present your proxy.



Recent Resolutions

- Administrative Resolution 2012-1, Maintenance and Repair Actions by Members and The Association
- Regulatory Resolution 2012-1, Access to Association Books and Records: Inspection Requests by Members
- Administrative Resolution 2013-1, Electronic Voting, Notice and Proxies

Did you know...????

- That signs or other means of notice that prohibit *trespassing* are enforceable?
- That all door-to-door activity is not restricted? See the Prince William County Code, Chapter 18, as this activity is subject to restrictions.
- That the condensate line in HVAC units is a unit resident responsibility and must be kept unclogged to prevent leaks into the unit?

STRATFORD CONDOMINIUM EMAIL AUTHORIZATION FORM

Please sign up for our Stratford Condominium email alerts and notifications.

By providing your email address below, you authorize Sequoia Management Company, Inc., and the Stratford Condominium Board of Directors to send you special community notifications, newsletters, or other information by email. Major events, or issues directly involving your individual unit, or assessments will still be delivered via U.S. Postal Service but community reminders, updates, and newsletters can be emailed directly to you by submitting your email address. This not only saves money for the Association that would otherwise be used up in postage costs, but it opens up another form of communication to our Community Residents.

Please fill out the form below and return it to Sequoia Management Company, Inc., so that we may have this information on file. This information is not for publication, it will only be used by Sequoia Management Company, Inc., and the Association to contact you. If you have tenants that would also like to use this form, please forward a copy to your tenants as well.

OWNER'S NAME: _____

PROPERTY ADDRESS: _____

HOME/MAILING ADDRESS (IF DIFFERENT THAN PROPERTY ADDRESS):

EMAIL: _____

SIGNATURE: _____ DATE: _____

PLEASE RETURN TO:
Sequoia Management Company, Inc.
13998 Parkeast Circle
Chantilly, VA 20151
Fax (703) 968-0936
sequoiaforms@aol.com