

Stratford Condominiums at Heather Glen

May-June 2011 Edition

<http://www.stratfordcondo.org>

Property Manager: Angela Corum acorum@sequoiamgmt.com - 703-369-4502 or 703-803-9641

Business Hours: 8:30am – 5:00pm (Mon-Fri), After Hour Emergency: 703-968-6705

Board of Directors

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WCRichardson6@aol.com

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Secretary: Elancia Felder

Director: Bill Gennetti

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Website Administrator: Ann Bullock

Membership meeting dates: 4th Tuesday of every month

Upcoming Board Meetings

- May 24, 2011
- June 28, 2011
- July 26, 2011
- August 23, 2011
- September 27, 2011
- October 25, 2011

Message from the President

As we begin Spring and look forward to school's end and summer vacations, we fared pretty well over the Winter season. No major snowstorms and very few frozen pipe damages enabled us to save dollars for future endeavors.

This year we are planning to do six (6) roofs and two (2) rehabs. This will catch us up to our Reserve Study schedule that was thrown off by the recession. The units affected will be notified in near future with dates and instructions.

We delayed our Beautification Day this year in hopes of getting better participation – See you out and about on Saturday, May 21! Meeting location is open grass area behind 8050 Lisle Dr and 8095 Lacy Dr at 9:00 AM.

Once again, thanks for all your help and patience in making this a Community people want to be a part of. Have a safe and wonderful summer!

Clubhouse Summer Hours

Monday – Thursday: 9:00 A.M. – 8:00 P.M.

Friday: 9:00 A.M. – 9:00 P.M.

Saturday: 10:00 A.M. – 9:00 P.M.

Sunday & Holidays: 10:00 A.M. – 8:00 P.M.



A Reminder from Smokey the Bear!

Please be careful as to where you extinguish 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.

Summer Grilling and 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 anytime. 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!**



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The Birds!

Are you experiencing problems with birds' nests and their over abundant droppings creating a yucky mess? Residents are encouraged to remove nests themselves or notify the Management Office 703-369-4502 for assistance in removing a bird nest. Once any eggs are hatched, we cannot remove the nests. This must be done during construction of, or during nesting (eggs in nest), or after the young birds have left the nest. Swallow and Wren will return to previous nests each spring or remain for the winter, so it is important to remove the nests early on.



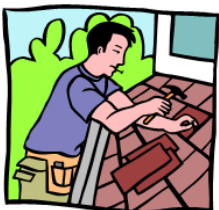
Seasonal Storage for Balconies and Patios

Now that the season has changed from Standard Time to Daylight Savings Time, it is time to remove winter items, such as snow

shovels, de-icers, and winter recreational items. Summer garden tools, miscellaneous items, planting materials and bicycle or scooter are allowed on patios and decks. **Remember: No flammable or volatile items are allowed at any time.**

Roofs and Building Rehab

Roofs have started and rehabs will follow. As soon as a schedule is established, the affected units will be notified with instructions to changes that will be



required during the work performance. Your cooperation, patience, and comments will be appreciated. Please refer any questions, problems, or safety issues to the Management Office.

Dryer Vent Cages

Management will install the cage if the resident purchases the item. Keeping the vent clean and free of debris is an Owner responsibility, precludes a fire hazard and saves energy. Dryer vents are more susceptible to bird nesting than bathroom vents.



Pet Cleanup & Rules

Please review the Association Rules with regards to size and quantity of pets allowed. There has been slight improvement in pet clean-up, but large dog feces still remain a problem. If you note any disregard of the rules please report date/time/description to the Management Office; we are not blaming the dog, but want the adult to know they are being observed.



Did you know...???

- The 30 Minute Loading Spaces are for loading and unloading a vehicle; NOT for short visits.
- Trash bags not placed in the totes or left outside doors invite rats, raccoons and foxes.
- Trash enclosures are NOT for construction material, paint cans, carpet remnants, old appliances, old cabinets, etc.
- Dog feces are a health hazard and an inconvenient "landmine" for users of the Common Areas.
- Bull Run Swim and Racquet Club has a new website. Try it out – www.bullrunswimandracketclub.com

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Water Consumption

We need to be vigilant in our use of and control of water leaks as rates have increased and are scheduled to do so over the next three years. Water and sewage is our single most expensive budget line item (20%). Increasing costs will require assessments and or other monitoring means to be put in place in the future. So, please fix any leaks, report suspicious water use or unexplained pooling of water. This latest usage report is approximately \$2,000 less than the normal monthly report and proves that our usage can be effectively managed.

| March | Bldg Gals | Dollar |
|------------------|----------------------|-------------------|
| Address | Per Month | Usage |
| 11020 Folksie Ct | 2267 | \$666.89 |
| 11021 Folksie Ct | 1033 | \$335.06 |
| 11000 Kinship Ct | 1067 | \$343.25 |
| 11001 Kinship Ct | 1233 | \$388.00 |
| 11005 Kinship Ct | 967 | \$316.05 |
| 11009 Kinship Ct | 1500 | \$460.11 |
| 10998 Koman Cir | 1233 | \$388.17 |
| 11002 Koman Cir | 1000 | \$325.26 |
| 11006 Koman Cir | 2100 | \$617.55 |
| 11010 Koman Cir | 1433 | \$442.12 |
| 11014 Koman Cir | 1433 | \$441.02 |
| 8075 Lacy Drive | 1600 | \$486.79 |
| 8079 Lacy Drive | 1100 | \$352.54 |
| 8083 Lacy Drive | 1233 | \$388.93 |
| 8087 Lacy Drive | 1033 | \$335.06 |
| 8091 Lacy Drive | 1233 | \$387.83 |
| 8095 Lacy Drive | 1133 | \$361.83 |
| 8099 Lacy Drive | 800 | \$270.88 |
| 8103 Lacy Drive | 1200 | \$378.96 |
| 8107 Lacy Drive | 1200 | \$378.96 |
| 8111 Lacy Drive | 1033 | \$334.55 |
| 8115 Lacy Drive | 933 | \$304.30 |
| 8050 Lisle Drive | 1467 | \$451.33 |
| 8054 Lisle Drive | 1300 | \$402.75 |
| 8058 Lisle Drive | 1033 | \$333.79 |
| | Dollar Totals | \$9,891.98 |