

July 2009
Edition

Board of Directors

President: Bill Richardson
wcrichardson6@aol.com

Secretary: Julia Mattingly

Treasurer: Cheryl Williams

Director: Bill Gennetti

Director: Judi Wybenga

Director: Vacant

Director: Vacant

Website Administrator:
Ann Bullock

Editor: Sharon Howington

Property Manager:
Angela Corum
acorum@sequoiamgmt.com

Business Hours:

8:30-5pm (Mon-Fri)

Ofc: 703-803-9641

Fax: 703-369-9226

After Hour Emergency:
Call 703-968-6705

Upcoming Board Meetings:

July 28, 2009**
August 25, 2009
September 22, 2009
October 27, 2009
November 24, 2009
No December meeting due to
the Holidays.

Meetings are 4th Tuesday of
every Month

**Annual Membership meeting
(Return your Proxy vote if you are
unable to attend)

Stratford Condominiums



Stratford Condominiums at Heather Glen

Monthly Board meetings are held the 4th Tuesday of every month at 7:00 pm at the Bull Run Swim and Racquet Club (BRS&RC).

All members are welcome to attend!

*Your support and involvement are what
makes this community a great place to live.*

Message from the President

HAPPY SUMMER DAYS!

Over the past few months we have all been witness to economic and financial events that have impacted us in one way or another. At this midpoint in the year, Stratford's financial condition is still the primary focus. Foreclosures have slowed, re-sales have increased and assessment delinquencies have started to level off. We are on the positive side of the balance sheet; are able to be meet monthly expenses; able to put aside money in the Reserves, but unfortunately, not able to undertake any identified projects. Collection of Assessments and Water & Sewer costs are our principal problem areas.

The \$75K line of credit was approved, but there

was not a sufficient enough response from the ownership to accept the loan to afford us a safety buffer. ***Therefore, a Special Assessment will be the only recourse in event of any major emergency expenditure (ownership approval is not required).*** Hopefully, this will not happen; however, new roofs, building rehab, and other projects have been pushed back until the financial picture improves. Only emergency repairs and health and safety items are being done.

Verizon is in progress with the FIOS installation. Upon its completion we will publish any information about installation and costs. We will see if a reduced charge can be obtained if a pre-determined number of

units from one building or Association sign-on. Details will follow.

Don't FORGET the Annual Membership meeting is July 28, 2009 at 7:00pm.

We will go over the past year's activities and accomplishments as well as discussing what is in store for the next year. We also have two vacancies and three incumbent positions up for election.

If you are interested, please contact the Management Office or a member of the Board for information. Please join us and if you are unable to do so, please return your PROXY Vote to the Management Office.

**HAVE A GREAT and
SAFE SUMMER!!!**

Water Consumption Chart (by Building Address)

The monthly water & sewer usage costs continue to rise and the Annual Costs are projected to be over budget. We have been taking extraordinary measures for the past 3 months trying to gain some control;

- 1) by issuing letters to buildings to monitor their usage more closely because their current usage was not in line with previous months;

- 2) installing digital meters on building mains to monitor flow; and
- 3) curtailing outside landscape watering.

Since rates will increase in September everyone needs to be even more vigilant of any water leaks and usage. Tenants should contact the Management Office if the landlord does not fix water leaks in a

reasonable time. If you have any questions as to what constitutes a leak, please contact the Management Office for assistance.

Please see [March/April 2009 Newsletter](#) on our Web Site for more background information.

STRATFORD WATER & SEWER	Water	Sewer	Water Rate	Sewer Rate	Peak Use*	
	Serv Chg	Serv Chg	/1000 gal	/1000 gal	May-Oct	
Current	\$17.05	\$29.40	\$2.65	\$5.15	\$2.92	
Effect 1 Sep '09	\$18.70	\$32.25	\$2.90	\$5.60	\$3.11	
Excess Notice Sent	January	February	March	April	May	June
	29 Days	30 Days	31 Days	30 Days	29 Days	29 Days
Bldg Address	Gallons Per Day	Gallons Per Day	Gallons Per Day	Gallons Per Day	Gallons Per Day	Gallons Per Day
8079 Lacy Drive	1207	1267	1129	1533	1345	1276
8083 Lacy Drive	1000	933	839	1133	1276	1310
8087 Lacy Drive	897	1133	806	1267	1103	1034
8091 Lacy Drive	1069	1033	935	1200	1138	1207
8095 Lacy Drive	1483	1467	1226	1433	1310	1345
11020 Folksie Court	897	933	968	933	931	862
8075 Lacy Drive	1310	1100	935	1200	1207	1207
11021 Folksie Court	1793	1900	1581	933	1345	2276
8099 Lacy Drive	655	633	677	667	793	759
8103 Lacy Drive	1552	1167	1065	1400	1138	966
8107 Lacy Drive	759	800	774	700	759	828
8111 Lacy Drive	1069	1100	1065	967	897	1034
8115 Lacy Drive	3138	2200	871	1633	1276	1897
10998 Koman Circle	931	967	1355	733	966	966
11002 Koman Circle	966	1067	452	1600	1724	1000
11006 Koman Circle	2379	1600	968	2167	1552	1759
11010 Koman Circle	1103	1233	1613	1033	1310	1310
11014 Koman Circle	966	933	968	1000	724	1034
8050 Lisle Drive	1345	1600	1194	2167	1172	1310
8054 Lisle Drive	1862	2300	1387	2167	1552	1172
8058 Lisle Drive	897	1000	1226	867	793	759
11009 Kinship Court	931	967	1161	400	931	966
11005 Kinship Court	1759	1833	1226	2800	1517	1103
11001 Kinship Court	1069	1241	935	1233	1138	1103
11000 Kinship Court	897	900	806	933	724	724
Monthly \$ Costs	\$8,384	\$8,478	\$7,487	\$8,673	\$7,670	\$7,759

Condominium Assessment Dues

Condominium Assessments (\$200) are due the first (1st) of each month and do not become delinquent until after the 15th. Tenants are encouraged to check and monitor with the Management Office to confirm that their unit is not delinquent.

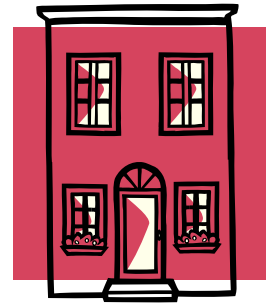
Please discuss with the Management Office before your privileges are affected, such as parking spaces, use of the pool, tennis courts and exercise room.

Management will now begin processing for a Lien on your property once you become two (2)

months delinquent (Virginia Condo Act).

Attorney processing fees will be charged to your account during the process.

Please contact Management for full restitution or possible budget plan for amount owed.



Address Payments to:
 Sequoia Management
 13998 Parkeast Circle
 Chantilly, VA 20151

Shhh... Quiet Please



A Little Reminder

Please be considerate of your surrounding neighbors (below and beside) and take all precautions to minimize excessive noise, such as loud music and conversation; children

playing (indoors & outdoors); TVs; etc.

This includes the stairwells and areas in immediate vicinity of the building.

The existing Bylaw on Noise is predicated on the PW County Code, Chapter 14; therefore, com-

plaints should be called into the police using the non-emergency number 703-792-6500.

No loud noises after...

- 10pm during the week (Sun-Thurs)
- 11pm weekends (Fri & Sat)

Safety (Grilling Time)

Yes, it is grilling time (hamburger, hotdogs & much more). Residents are reminded that gas and charcoal grills must be used 15 feet from any structure (bldg).

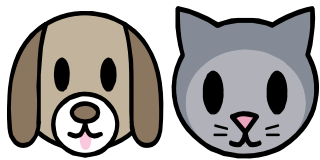
When not in use propane tanks must be shut-off and covered and/or stored out of direct sunlight. Charcoal starter fluid and briquettes are not allowed to be stored on patios or decks at any-time. Electric grills are

approved for use and storage on patios and decks. In accordance with (IAW) Prince William Fire Code Regulations.

PLEASE BE SAFE!



*It's Grilling Time
 Safety First*



Please keep my playground clean

Pet Clean up

We are still experiencing a lot of pet feces left on the Association Grounds.

Please remember to pick up after your dog. We have provided Mutt Mitt stations throughout the community at various Trash enclosure areas for your convenience.

Not properly removing pet waste from the grounds can result in a fine (\$\$) for each occurrence.

Keep our common areas clean for all to enjoy, yes even your pets.

Trash Enclosures

Trash needs to be discarded properly. Contractors doing repairs/remodeling are required to haul away carpet remnants, paint leftovers, cabinetry, and other related construction materials.

Old appliances, furniture, mattresses and box springs can be arranged for pick up by calling Charlie & Sons at 703-670-9652.

Anyone seeing these items being

discarded in the trash enclosures please notify the Management Office at 703-803-9641.

Please only general household trash is allowed disposal at the trash enclosures.

Thank you



Charlie & Son Trash Service Inc.

3665 Elm Farm Road
Woodbridge, VA 22192

(703) 670-9652

Email Us At:

info@charlieandsontrashservice.com

Office Hours

Monday - Friday
9 a.m. - 5 p.m.

Pick Up Days

Monday - Saturday



Go Green!

Your Association has joined the 'Going Green' movement by expanding the use of e-mail with correspondence; also saving us dollars in postage, paper and/or labor.

If you wish to receive correspondence via e-mail, please provide your preferred email addresses (home and/or work) to the Management Office. You

may also go online at our Website <http://www.stratfordcondo.org> and send a request.

Be sure to provide the following:

- Name
- Unit Address
- Email Address

Note: The website does not track sender messages for a return reply.



GO GREEN!



Bull Run Swim and Racquet Club (BRS&RC)

Announcements

Pool Hours:

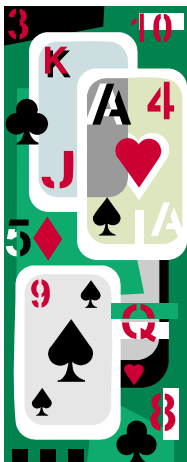
Monday-Thursday 11am - 8pm
 Friday 11am - 9pm
 Saturday 10am - 9pm
 Sunday 10am - 8pm
 Pool Open from Memorial Day to Labor Day

Adult Midnight Swim (Ages 18 and up):

August 21st, 9:00pm till Midnight. **Only** food and drinks will be supplied.



Pool Party is scheduled for **July 25**, and begins at 5pm come join us for food, soda, water and meet other in your neighborhood. **Rain Date: August 1st**



Game Night has been suspended for the Summer Months, but will return this Fall, stay tuned for more information.

If you have any suggestions for BRS&RC, please send an email to BRSRCsocial@sequoiamgmt.com

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acorum@sequoiamgmt.com



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.**

The Birds!

Several units have been experiencing problems with birds' nests and their over abundant droppings creating a yucky mess.

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. Residents are encouraged to remove nests themselves or notify the Management Office 703-803-9641 for assistance in removing a bird nest.