

# Stratford Condominiums at Heather Glen Newsletter

March/April 2009 Edition

Monthly Board meetings are held the 4th Tuesday of every month at 7:00 pm at the Bull Run Swim and Racquet Club. All members are welcome to attend!

<http://www.stratfordcondo.org>

## 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

Property Manager: Angela Corum  
acorum@sequoiamanagement.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:

March 24, 2009\*  
April 28, 2009  
May 26, 2009  
June 23, 2009  
July 28, 2009  
August 25, 2009  
September 22, 2009  
October 27, 2009  
November 24, 2009  
No December meeting due to the Holidays.

\*Begins 4th Tuesday of every Month.

## Message from the President



### Happy New Year!

We begin the New Year in better financial condition than anticipated as we posted less than a \$100.00 deficit; but it will be a long uphill struggle to get back into a 'comfortable' financial condition. Requirements for new roofs, rehab buildings, high dollar miscellaneous projects, and normal

maintenance will tax a budget that is still experiencing rising delinquencies, above normal vacancies/foreclosures, and increasing water usage. A mild snow/ice season, revised contracts, and streamlining costs have helped thus far.

**If you have not done so, please sign the attached Loan Ballot and drop off or mail to the Management Office.**

We are still pursuing the \$75K Line of Credit Loan for emergency use in lieu of Special Assessments; if you still have not submitted your ballot, please fill out the attached ballot and

drop off or mail to the Management Office at your earliest convenience.

Please read through the Newsletter as it provides many helpful bits of information for the upcoming Spring and current issues.

Also, don't forget to visit our web site [www.stratfordcondo.org](http://www.stratfordcondo.org) as it is continually updated with helpful information.

If you have questions, comments, or something to contribute, please e-mail [wcrichardson6@aol.com](mailto:wcrichardson6@aol.com), attend our monthly association meetings or visit the Management Office.

## Go Green!

Your Association is joining 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 this request.

Be sure to provide the following:

- Name
- Unit Address
- Email Address

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

## Parking: Rules and Privileges

**Parking Tags:** Efforts are being made to identify vehicles using parking facilities and NOT having the appropriate Bull Run/Stratford parking tag. **If a vehicle cannot be identified within the registered files by the Management Office, it will be towed. No Warning Tags or Letters will be issued.**

Please be sure your vehicles have the appropriate tags and are visible, place tags preferably on the mirror or vicinity of the driver's side dashboard. **Only three (3) vehicles per unit to be regularly**

parked on the common area lot.

Each of these vehicles must be registered with the association and **must** have a parking tag— (1) A reserved tag for a **Reserved space**, (2) A reserved tag for any **Resident space** and (3) A visitor tag for any **Visitor space**. Need replacements of your parking tags: \$5 each.

**Parking Privileges:** Any unit owner having their parking privileges removed/suspended will have that Reserved Space number blanked out until such time

the delinquency is satisfied.

However, the Blank parking space is open for use by anyone (on a temporary basis) until a Reserved Space Number is re-painted. Unit Owners in good standing may petition the Board of Directors for an exchange/relocation of their Reserved Space number with that Blank space on a first-come basis.

**Dominion Towing**  
703-330-6600



## Resident Information

Update your Resident Contact Information with the Management Office

The Management Office must maintain a current resident information form on file for every address. This form helps us locate you in case of an emergency, it registers your pet and vehicles. It is for your safety and security. Please complete attached form and submit

with your next month Condominium Assessment Dues.

**Note:** A Resident Contact Info Form must be on file to renew pool passes, rent the hall or get keys to the tennis courts and exercise room.

Owners that have

rental units must also keep an updated copy of the current lease and a lease addendum that was mailed to you separately.

## Smoking - Safety



Watch where you discard cigarettes/cigars.

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.

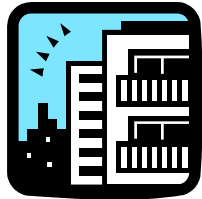
## Condominium Assessment Dues

Please remember condo assessments are due the first (1st) of each month and become delinquent after the 15th.

Your timely payment allows the Board of Directors (BOD) to adequately plan and budget for rehabilitation of buildings, new roofs and general repairs. Defaults can put undue hardship on those in good standing with higher assessments.

Fall delinquent and you may

lose privileges such as parking spaces, use of the pool, tennis courts and exercise room, and be subject to a lien, civil suit, wage garnishment, legal fees and possible foreclosure. If you are delinquent, please see the Management Office for full restitution or possible budget plan to make up the amount owed.



**Go Green** with your Condominium Assessment Dues.

Set up your Bill Pay manager or bank drafts as follows: Payable to "Stratford Condominium" (The account number can be found on your fee coupons.)

**New condo fee effective 1/1/2009 \$200.00**

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

## Crime: Neighbor Watch



If you see any suspicious activity in the neighborhood? Please call Prince William County Police at 703-792-6500.

You have the option to tell the officer you wish to remain anonymous.

### Neighborhood Watch Committee:

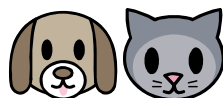
If you would like information or would like to become a member,

contact Bill Gennetti 703-335-0085.

Also have you noticed your neighbor is gone? The Board of Directors and Management Office is asking you to forward information about vacancies, known or suspected to the Management Office so that the status may be verified. This allows us to prevent a problem before it becomes a damage, safety and/or security issue. Thank you.

**Report any  
Suspicious  
Activity to  
Prince William  
County Police  
703-792-6500**

## Pet Clean-up



It has been noted that there has been an increased number of large dog feces left on the Association Grounds. Residents are urged to call or e-mail the Management Office with as much information as possible when seeing a dog owner not pick up after their dog. Clean-up after your pet...It is the right thing to do. Not properly removing pet waste from the grounds can result in a fine (\$\$) for each occurrence.

We have provided Mutt Mitt stations throughout the community at various Trash enclosure areas for your convenience. Keep your common areas clean for all to enjoy.



## SPRINKLER ROOM CLOSETS

All Sprinkler Room Closets have been cleaned out and door knobs changed so that they may be kept locked in accordance with the Fire Marshall code and Insurance requirements. If anyone should need access or find the door unlocked, please contact the Management Office 703-803-9641



Call the Management Office 703-369-9226 if you hear water running during unusual times.

### Tip:

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

## WATER USAGE & COST are Increasing

The annual Association costs for Water & Sewer this year will in all likelihood exceed \$95K - **13% of the total budget!** We need to take conservation measures now to reduce the costs.

These costs are attributed to a myriad of reasons, e.g., rate increases, number of occupants, excessive use, waste, leaking pipes, etc. We ask if any unit occupant hears continuous running water during unusual time periods, please notify the Management Office and they will offer assistance in correcting

or identifying the source.

As illustrated in the chart below of a recent water usage bill, the variances between unit usage are extreme and a result of just as many reasons as the costs factors.

The only means the Association has to monitor water usage is if a unit exceeds the running average. All too often this takes a few months of monitoring before a problem is identified, resulting in a letter of advisement to residents to check for leaking water. Only individual buildings are

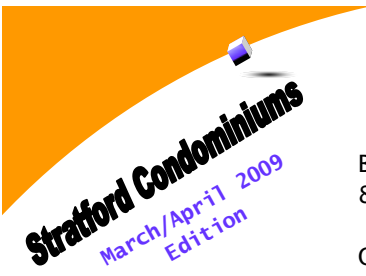
metered as it is cost prohibitive to install individual unit metering devices; therefore, the Association has to rely on a running average calculation.

But there is a light at the end of the tunnel as efforts are underway to identify a means (under the current constraints) to assess the high-end users for the additional usage costs rather than making all pay for the excessive use.

[Conserve water.](#)

Water Consumption Chart					
Use/Billing Month	Dec/Jan	Jan/Feb	Use/Billing Month	Dec/Jan	Jan/Feb
	29 Days	30 Days		29 Days	30 Days
Address	Bldg Gals	Bldg Gals	Address	Bldg Gals	Bldg Gals
8079 Lacy Drive	1207	1267	10998 Koman Circle	931	967
8083 Lacy Drive	1000	933	11002 Koman Circle	966	1067
8087 Lacy Drive	897	1133	<b>11006 Koman Circle</b>	<b>2379</b>	<b>1600</b>
8091 Lacy Drive	1069	1033	11010 Koman Circle	1103	1233
<b>8095 Lacy Drive</b>	<b>1483</b>	<b>1467</b>	11014 Koman Circle	966	933
11020 Folksie Court	897	933	<b>8050 Lisle Drive</b>	<b>1345</b>	<b>1600</b>
8075 Lacy Drive	1310	1100	<b>8054 Lisle Drive</b>	<b>1862</b>	<b>2300</b>
<b>11021 Folksie Court</b>	<b>1793</b>	<b>1900</b>	8058 Lisle Drive	897	1000
8099 Lacy Drive	655	633	11009 Kinship Court	931	967
<b>8103 Lacy Drive</b>	<b>1552</b>	<b>1167</b>	<b>11005 Kinship Court</b>	<b>1759</b>	<b>1833</b>
8107 Lacy Drive	759	800	11001 Kinship Court	1069	1241
8111 Lacy Drive	1069	1100	11000 Kinship Court	897	900
<b>8115 Lacy Drive</b>	<b>3138</b>	<b>2200</b>	<b>Total \$</b>	<b>\$8,384.05</b>	<b>\$8,477.65</b>

Bold indicates high usage



Monthly Board meetings are held the 4th Tuesday of every month at 7:00 pm at the Bull Run Swim and Racquet Club. All members are welcome to attend!

### Got a Question...Comment...Idea?

Need news about the Community... County?

Send a message to the Board or Management Office, simply checkout Stratford website ([www.stratfordcondo.org](http://www.stratfordcondo.org)) and browse around.

You can also send a message anonymously or get a reply if you provide a return email address.

Business Hours:  
8:30-5pm (Mon-Fri)

Office: 703-803-9641  
Fax: 703-369-9226

After Hour Emergency:  
Call 703-968-6705

Property Manager: Angela Corum  
acorum@sequoiamanagement.com

### Emergency After Hours

Please call the Emergency After Hours Number 703-968-6705 with problems associated with:

- Interior Leaks
- Water Infiltration
- Flood related issues

Please note that owners must call a plumber to investigate the leak in question. If Management calls the plumber and the leak is not common area related the charge will be charged back to the unit owner in question.

**For Noise complaints/Loitering: Call Prince William County Police at 703-792-6500.**



### Did you know....

**Economy got you down? Trying to tighten the budget but still want something to do? Well, here's your opportunity to spend time getting to know your neighbors while dusting off those old games and putting them to use!**

**Upcoming Dates:**  
1 March, 15 March  
5 April & 19 April

**Bull Run Swim and Racquet Club (BRS&RC) Announces Game Night!**

**When:** 1st and 3rd Sunday of every month—beginning Feb 15th.

**Time:** 3:00—9:00pm

**Where:** BRS&RC Main Room

**Cost:** Free to BRS&RC Members

**Refreshments:** Provided on a voluntary basis from the community members attending. Bring some to share.



The BRS&RC Board members have added a new subcommittee, the BRS&RC Social Committee. This committee, chaired by Judi Wybenga, will be focused on community activities both at the clubhouse and weekend adventures away. We are asking for your participation both by joining Judi in submitting your creative ideas (Movie Night, Spa Weekend Getaways, Wine Festivals, Community Yard/Bake Sales, White Water Trips, etc.) and by volunteering

some of your time in helping with these events. It is our goal to bring knowing your neighbor back into style. The game night is the 1st in what we hope to be many community events. Please feel free to provide your comments and/or suggestions to us by email ([BRSRCsocial@sequoiamgmt.com](mailto:BRSRCsocial@sequoiamgmt.com)) or drop off your suggestion at the Clubhouse.

**Note:** If Clubhouse is rented for a private event, Game Night will be rescheduled or cancelled. Alcohol is prohibited during Game Night.

# Stratford Heather Glen Condominium Resident & Parking Information Form

Date: \_\_\_\_\_

## Owner Responsibilities

Owner(s) **MUST** provide status updates of occupant changes and maintain current records with the Management Office.

Owner(s) with rental units **MUST** provide the renters with copies of the Condominium Governing Documents with Rules and Regulations; have the renter sign an agreement to abide by the above mentioned documents and have a contingency in place to ensure compliance.

Failure to provide status changes of owner's unit is subject to violations and additional assessments against owner's accounts.

This form is also available on our website at <http://www.stratfordcondo.org>

## Pet Requirements:

- 1) One Pet Only not over 30 lbs.
- 2) Abide by the Leash Law
- 3) Pet owner **MUST** pick up pet waste.

Refer to the Governing Documents for additional information.

**Rented: No of Occupants:** \_\_\_\_\_  **Owner Occupied**

ADDRESS: \_\_\_\_\_ Lot/Space #: \_\_\_\_\_

OWNER(S) Name: \_\_\_\_\_

(Home) \_\_\_\_\_ (Cell) \_\_\_\_\_ (Work) \_\_\_\_\_  
(Home) \_\_\_\_\_ (Cell) \_\_\_\_\_ (Work) \_\_\_\_\_

OWNER(S) Mailing Address:  
\_\_\_\_\_  
\_\_\_\_\_

## OCCUPANT(S):

First Name, Last Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Contact(s): (Home) \_\_\_\_\_ (Cell) \_\_\_\_\_ (Work) \_\_\_\_\_

First Name, Last Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Contact(s): (Home) \_\_\_\_\_ (Cell) \_\_\_\_\_ (Work) \_\_\_\_\_

First Name, Last Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Contact(s): (Home) \_\_\_\_\_ (Cell) \_\_\_\_\_ (Work) \_\_\_\_\_

First Name, Last Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Contact(s): (Home) \_\_\_\_\_ (Cell) \_\_\_\_\_ (Work) \_\_\_\_\_

## EMERGENCY CONTACT NAME & PHONE:

\_\_\_\_\_  
Phone: \_\_\_\_\_

**Pet Total:** \_\_\_\_\_ (not to exceed 1) No. of Dogs \_\_\_\_\_ No. of Cats \_\_\_\_\_  
Breed(s): \_\_\_\_\_

## VEHICLE INFORMATION:

(1) Year: \_\_\_\_\_ Color: \_\_\_\_\_ Make: \_\_\_\_\_

Model: \_\_\_\_\_

(2) Year: \_\_\_\_\_ Color: \_\_\_\_\_ Make: \_\_\_\_\_

Model: \_\_\_\_\_

(3) Year: \_\_\_\_\_ Color: \_\_\_\_\_ Make: \_\_\_\_\_

Model: \_\_\_\_\_

**CERTIFICATION:** I am an owner or managing agent of the unit identified above. I certify that the information listed is accurate and the residents listed are full-time residents of the unit.

**Signature:** \_\_\_\_\_

# LOAN BALLOT

---

Dear Stratford Resident/Owner:

As a member of the Stratford Condominium Association, the issue of a Budget shortfall or constraint is still very real for the coming year especially if we should experience a violent Act of Nature. We can control expenses for planned items, but an unusual or catastrophic event in all likelihood cannot be readily met since we draw our income for the Budget on a monthly basis via the assessment. Therefore, to preclude an undesirable Special Assessment please submit your ballot for us to obtain a \$75K Line of Credit in order to be prepared for this type of occurrence.

**\*\* If you have already returned a ballot, you do not need to submit another.\*\***

\_\_\_\_ I **DO** support the course of action to execute a loan for \$75,000.00

\_\_\_\_ I **DO NOT** support the course of action to execute a loan for \$75,000.00

Stratford Unit Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Name (Printed): \_\_\_\_\_

Please return to the Management Office, any Board Member or with your Monthly Assessment Dues. Thank you.