



Winter
2013/2014

STRATFORD CONDOMINIUMS AT HEATHER GLEN

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Message from the President

Well...another year has passed and Mother Nature has been kind for the most part. This is enabling us to complete an additional (4th) building for rehab, replace three roofs and overhaul eight interior foyers.

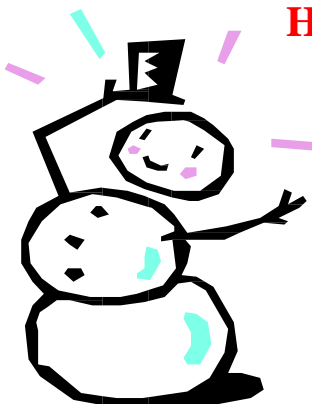
You will find the 2014 Association Budget for the coming year attached. Unfortunately, as discussed last year, it does include an increase of ten dollars (\$10) per month as we need to finish our rehab and roof projects and start saving for asphalt resurfacing.

The Swim & Racquet Club's fee increase was unexpected and not forwarded to the Member Boards for adequate attention in their respective Budgets. In that the Board did not want to burden the residents with too much, too soon in a slowly recovering economy, it will re-apportion selected line items.

Winter is already upon us and that means snow and ice. Salt buckets have been placed for resident use on steps and sidewalks – NOT parking spaces – and pre-treating surfaces based on forecast is encouraged. We appreciate any assistance that residents can provide during weather events. It saves all of us dollars. Drive lane snow removal begins at 3" depth if during the workweek. Weekends are delayed until end of the event or early Monday morning departure time. A more extensive cleanup will be after the event ends and/or during the mid-day time when most vehicles are gone. Please remember our Community is not the only community our snow removal company works for.

Thank you all for your assistance and adjustment to our Management Team's re-location to Chantilly. If anyone has any questions about the articles herein – Owner or Tenant – please call the Management Office and all are invited to the 4th Tuesday night monthly meeting of the Board.

HAVE A HAPPY AND SAFE HOLIDAY!



Appreciation

To all those in our Community and surrounding communities – A Thank You for your time and effort providing signatures, concerns, and ideas to Supervisor Candland and the PWC Board of Supervisors about the Sheetz Service Station going in at Ashton Ave and Sudley Manor.

Board of Directors

President: Bill Richardson

WCRichardson6@aol.com

Vice President: Julie Mattingly

Treasurer: Chris Ellis

Secretary: Elancia Felder

Director: Bill Gennetti

Director: Bill Keaton



Newsletter Publisher: Open

Newsletter Editor: Ann Bullock

Website Admin: Ann Bullock

Upcoming Board Meetings

Dec. 24, 2013—No Meeting

January 28, 2014

February 25, 2014

March 25, 2014

April 22, 2014

May 27, 2014

June 24, 2014

Sequoia Holiday Hours

Dec. 24, 2013– Closed @ 12pm

Dec. 25, 2013– Closed

Dec. 31, 2013– Closed @ 12pm

Jan. 1, 2014– Closed

May 26, 2014– Closed

Christmas and Holiday Décor

Appropriate, tasteful, inoffensive holiday decorations may be displayed for the **two weeks surrounding** a national or recognized holiday. Decorations on outside bushes and lamp posts are authorized, but all lights or motorized décor must be turned off by 11:00 PM if powered by Common Area electrical outlets. Violations will result in removal of decoration or turning off the power. Reminder: Christmas trees will be picked up at the trash enclosures on regularly scheduled pick up days beginning Friday, December 27, 2013.

Please remove all decorations such as tinsel and do not enclose in a bag or webbing.

Ice/Salt Buckets

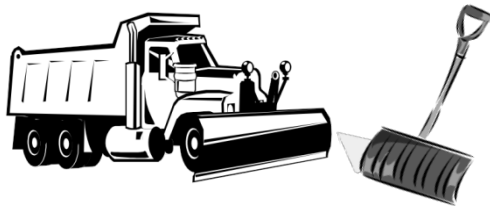
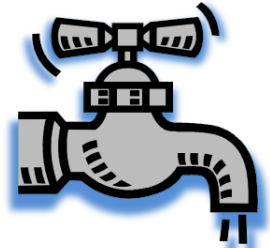
Storage: Enclosed units, behind the entryway door; Open Breezeway units—under the stairwell. They are placed there for your use on entryways, sidewalks and mailbox areas; NOT Parking spaces, those are treated by Contract or Management Staff. Please use salt buckets as needed, do not wait for contract personnel if the need is present. Please call the Management Office if the bucket needs to be replenished.

Note for Open Breezeway Units: Contract Personnel are not responsible for snow that has blown in on the stairwell, you must sweep or shovel or wait until Management Personnel are available.

Any help to keep sidewalks, entryways and mailbox areas clear during snow events is appreciated.

Outside Water Spigots

No later than December 1st, residents on the first floor with a spigot attached to their unit are reminded to turn off the outside water spigot using the valve located in your utility closet and move all those hoses to storage or dispose of them. Those residents needing assistance please contact the Management Office.



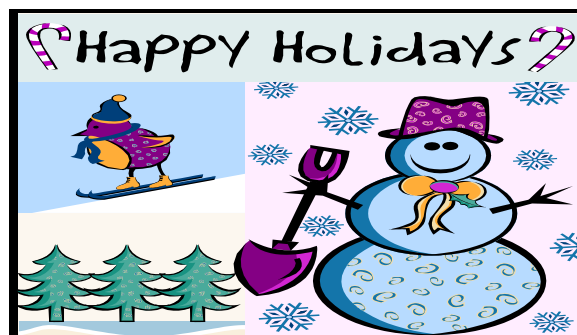
Snow Removal from Parking Spaces

The Association does NOT clear parking spaces; however, if there are 3-4 consecutive open spaces when plows are working then attempts will be made to remove the snow if it can be safely done. Otherwise, please help your neighbors and those who cannot do this heavy duty work. **BE SAFE! BE SMART!**

Resident Spaces - If you did NOT shovel it clean, do NOT use; everyone should respect the efforts of a neighbor to use the space for the term of the event. The Board or Management cannot intervene with any resident who would normally have authority to park in a given space, even if another did remove the snow. This should be common courtesy between neighbors. Thank you.

Snow Piles - PLEASE...

- Do NOT block areas in vicinity of the trash enclosures or trash will not be collected
- Do NOT hide or cover Fire Hydrants
- Do NOT throw in drive lanes or other parking spaces unless designated for snow piles
- HELP with entryways and sidewalks
- HELP with Mailbox areas or mail cannot be delivered
- HELP someone in need



Go Green and Save Dollars & the Environment

The Association has been practicing the 'Green Movement' for four years. It is now time to remind the new residents to join or for those with new email addresses to please update, add, or change their existing address that is on file. If you wish to receive correspondence and announcements via your preferred email address, please forward the information to the Management Office (see Newsletter Banner) or via the Stratford Web Site— www.stratfordcondo.org.



Packages and Deliveries

As the Holiday Season approaches there will be an increase in deliveries to the units, please have a plan to secure your delivered items in your absence. It is sad, but a stark truth that sticky fingers get stickier. Have a joyous Holiday Season!

Assessment Coupon Booklet

Your new 2014 Assessment Coupon Booklet should have arrived. If you have not received one please contact the Management Office. Non-receipt of the coupons is not a reason for non-payment of assessment dues on the 1st of each month. All payments must be mailed, delivered to Chantilly office or electronically done via a banking Bill Pay system. The Sequoia Management accounting and tracking software offers an alternative means for residents to pay their dues (\$8.50 fee) and view their account history (No Charge). To access or register, visit <https://sequoia.cincweb.com>

Stratford Condo 2014 Budget		
Prev Budget 2013 - \$720,000	2014	Change
300 Units @ \$210.00 x 12mo	\$756,000	\$36,000+
Other Income-Net	\$7,000	\$1,000+
ELEMENT of EXPENSE (EOE)	\$ Allocation	\$ (+/-)
Mgmt Fee & Admin - 8%	\$60,140	\$1,751
Payroll, Taxes & Benefits - 2.2%	\$16,750	N/C
General Admin Exp - .8%	\$6,025	\$1,650
Legal & Collection Fees - 1%	\$7,500	N/C
Bad Debt - .7%	\$(5,000)	N/C
Telephone/Security - .9%	\$7,000	\$2,000
Electric - 2.9%	\$22,000	N/C
Water/Sewer - 19.8%	\$150,000	\$6,000
Pest Control - 1.1%	\$8,500	NC
Snow Removal - 1.7%	\$12,500	\$(500)
Trash Removal - 5.3%	\$40,000	NC
Insurance - 8.6%	\$65,014	\$2,243
Cleaning Contract - 1%	\$7,500	\$(2,500)
Sprinkler/Fire Maint - 1.6%	\$12,000	\$4,650
Lawn & Landscape - 5.6%	\$42,500	\$6,000
Swim & Racquet Club - 9.5%	\$71,820	\$3,420
Reserve Study - 0%	\$-	\$-
Common Area Maint - 5.3%	\$40,000	\$6,000
Replace Reserves -24.5%	\$185,000	\$7,300
Taxes, License, Fees - .1%	\$750	N/C
TOTAL:	\$ 756,999	

2014 Expense Budget

