



Winter  
2014/2015

## STRATFORD CONDOMINIUMS AT HEATHER GLEN

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**Business Hours: 8:30am - 5:00pm (Mon - Fri)**

**Website: [www.stratfordcondo.org](http://www.stratfordcondo.org) | [www.sequoiamanagement.com](http://www.sequoiamanagement.com)**

### Message from the President

It's the close of another year and Mother Nature has been kind to us with regard to budget impacts. This is fortunate as Bull Run Swim and Racquet Club (BRSRC) continues to raise their fees at a 5% annual rate – two years running and a promise for more to come – Members need to speak out! Same as last year, we are not passing this increase on to you in the Stratford monthly fee; we will handle the increase within the confines of our established budget. However, be forewarned, we cannot continue to do so another year.

The 2015 Budget is attached and will be posted in the View Boards located on the property and on the Web Site. It is now an austere budget due to the absorption of BRSRC fee increases, but by re-allocating rehab roof projects with increased attention to the smaller Common Area Maintenance tasks, we shall make it work.

Winter is quickly approaching and if one believes the forecasts or remembers last year's extended season, it will be an interesting season this year. Once again, we are asking for your assistance during these snow and ice events. It SAVES dollars and expedites getting the area back to the norm. A drive lane will be plowed at a 3" depth to get Residents in and out of the development. A more extensive clean-up will be after the event has concluded and our Snow Removal Team arrives – please remember we are NOT their only client.

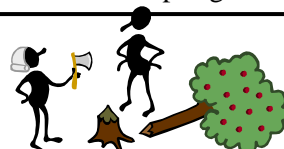
Thank you all for your assistance and help with keeping our area clean and inviting. If anyone – Owner or Tenant – has any questions about the articles contained herein or otherwise, please email/call the Management Office or myself. All residents are invited to the 4th Tuesday night monthly meeting of the Board.

**HAVE A HAPPY  
AND  
SAFE HOLIDAY!**



#### NOTE:

The entire community will be undergoing landscaping work on the trees and bushes throughout the Winter and Spring season.



### Board of Directors

President: Bill Richardson

[WCRichardson6@aol.com](mailto:WCRichardson6@aol.com)

Vice President: Julie Mattingly

Treasurer: Chris Ellis

Secretary: Elancia Felder

Director: Bill Gennetti

Director: Madeline Lykes



Newsletter Publisher: Alyssa Thompson

Newsletter Editor: Ann Bullock

Website Admin: Ann Bullock

### Upcoming Board Meetings

Dec. 23, 2014—No Meeting

January 27, 2015

February 24, 2015

March 24, 2015

April 28, 2015

May 26, 2015

June 23, 2015

July 28, 2015

August 25, 2015

September 22, 2015\*

\*Annual Meeting

### Sequoia Holiday Hours

December 24, 2014 – Closes @ 12pm

December 25-26, 2014 – Closed

December 31, 2014 – Closes @ 12pm

January 1-2, 2015 – 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 26, 2014.

Please remove all decorations such as tinsel and do not enclose in a bag or webbing.  
Place trees on the outside of the enclosure.

### Ice/Salt Buckets

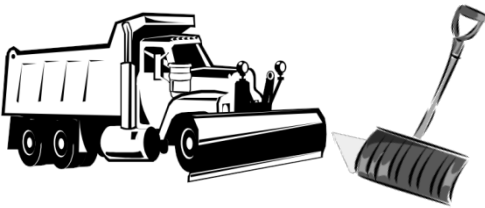
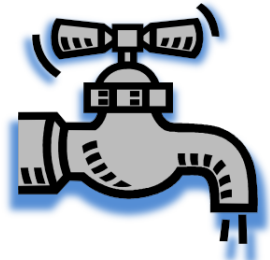
**Storage:** Enclosed units, behind the entryway door; open breezeway units—under the stairwell. They are placed there for your use on entryways, sidewalks and mailbox areas; NOT parking spaces, those are treated by Contract or Management Staff. Please use salt buckets as needed, do not wait for contract 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.



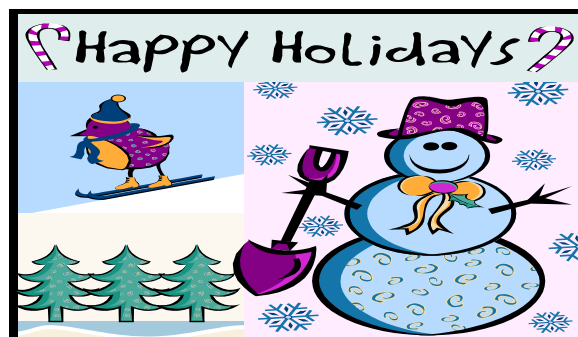
### Snow Removal from Parking Spaces

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 Get News via E-mail

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 contact Management to get the Email Authorization Form or you can find the form via the Stratford Web Site under 'The News'— [www.stratfordcondo.org](http://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!

## Unit Owner Information Sheet – New Form, New Info Required!

This spring we will be updating unit information records - occupant names; vehicles; pets; emergency contact info; current lease on file; insurance; etc. Failure to comply could result in revocation of parking privileges and clubhouse amenities until in compliance. Notice will be mailed to each owner with the new form. The form may also be found via the Stratford Web Site under 'The News'.

Stratford Condo 2015 Budget		
	2015	Change
Prev Budget 2014 - \$756,000		
<b>300 Units @ \$210.00 x 12mo</b>	<b>\$ 756,000</b>	<b>0</b>
<b>Other Income-Net</b>	<b>\$ 7,350</b>	<b>\$ 350.00</b>
ELEMENT of EXPENSE (EOE)	\$ Allocation	\$ (+/-)
Mgmt Fee & Admin - 8.2%	\$ 61,949	\$ 1,809
Pay, Taxes & Benefits - 1.7%	\$ 13,400	\$ (3,350)
General Admin Exp - .7%	\$ 5,840	\$ (180)
Legal & Collection Fees - .8%	\$ 6,500	\$ (1,000)
Bad Debt - .4%	\$ (3,500)	\$ (1,500)
Telephone/Security - .9%	\$ 7,000	N/C
Electric - 2.6%	\$ 20,000	\$ (2,000)
Water/Sewer - 19.1%	\$ 145,000	\$ (5,000)
Pest Control - 1.1%	\$ 9,000	\$ 500
Snow Removal - 1.6%	\$ 12,500	N/C
Trash Removal - 5.3%	\$ 40,000	NC
Insurance - 8.9%	\$ 67,000	\$ 1,986
Cleaning Contract - .9%	\$ 7,500	N/C
Sprinkler/Fire Maint - 1.3%	\$ 10,000	\$ (2,000)
Lawn & Landscape - 5.7%	\$ 43,000	\$ 500
Swim & Racquet Club - 10%	\$ 75,411	\$ 3,591
Reserve Study - 0%		\$ 3,820
Common Area Maint - 5.6%	\$ 42,650	\$ 150
Replacement Reserves-25.3%	\$ 192,000	\$ 7,000
Taxes, License, Fees - .1%	\$ 750	N/C
<b>TOTAL:</b>	<b>\$ 756,000</b>	

