

Nov/Dec 2009
Edition

Board of Directors

President: Bill Richardson
WCRichardson6@aol.com
Vice President: Julia Mattingly
Treasurer: Joe Phoenix
Secretary: Jae Roberts
Director: Cheryl Williams
Director: Judi Wybenga
Director: Bill Gennetti

Website Administrator:

Ann Bullock

Editor: Sharon Howington

Property Manager:

Angela Corum

acorum@sequoiamgmt.com

Assistant: Sharon Whited
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Upcoming Board Meetings:

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- No December meeting due to the Holidays.
- January 26, 2010
- February 23, 2010
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- April 27, 2010
- May 25, 2010
- June 22, 2010
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- 12/24 Christmas Eve and
- 12/25 Christmas Day
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- 1/1/10 New Year's Day



Message From the President

As we approach the close-out of the 2009 Budget Year, I can honestly say that we have fared better than most other Associations. Yes, Delinquencies are high; water usage is excessive; major projects were not undertaken; but no major summer storm damage occurred; and we were able to build our Reserves and maintain the assessment at the current rate. Thank you all for any efforts you may have contributed.

The 2010 Budget is approved and details are provided on the Website and

on page 2 of this newsletter.

Sequoia Management introduced a new accounting software package this year and like many new software programs, there were glitches to smooth out and a learning curve for users. Overall, it has enabled us to efficiently track Member information, accounts, and process delinquencies expeditiously.

I wish to thank the Board of Directors, Sequoia Management, and those Members who regularly attend the monthly meetings or

provide much needed time and knowledge. The more involvement we get, the more impact and improvement realized. So PLEASE, if you can spare an hour to attend a few meetings over the year, it will be appreciated by everyone.

Finally, Congratulations to two returning Members to the Board – Jae Roberts and Joe Phoenix.

Bill Richardson - President



Parking Permit Enforcement

Effective December 1st, our annual special effort to identify all vehicles without parking permits will start. This special effort will be enforced 24/7 over a 2-week period and sporadically thereafter. Upon buying or leasing their unit, each resident should have received one of each; Re-

serve tag; Resident tag; and a Visitor tag. Each, as applicable, should be displayed on the mirror and, if not available, on driver's side dash. If you are missing or lost a tag, a replacement tag can be purchased at the Management Office for \$5.00 each. Deteriorated, damaged, or broken tags can

be returned for exchange at No Charge – old tag must be turned in. Vehicles not properly displaying a Permit Tag will be towed at the owner's expense.

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 hoses to storage or dispose of them. Those residents needing assistance please contact the Management Office.

Water Consumption Chart

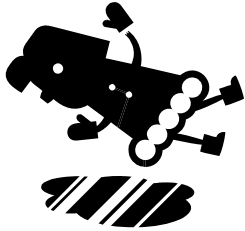
The new increased rates have taken effect! They equate to about \$750.00 increase per month (See October as compared to August). Please continue to monitor your own water utilities and use and if you need some assistance with pos-

sible water loss/leaks, contact the Management Office for guidance. Residents are also encouraged to report unauthorized or suspicious activities that may be causing unusual use of our water; e.g., non-permit car washings, laundry baskets com-

ing in & out, excessive landscape watering. Please help with time, date, unit numbers or some description that can be used in identification.

Address	August		Sept		October		November	
	30 Days		32 Days		30 Days		30 Days	
	Bldg Gals	Dollar	Bldg Gals	Dollar	Bldg Gals	Dollar	Bldg Gals	Dollar
	per Day	Usage	per Day	Usage	per Day	Usage	per Day	Usage
8079 Lacy Drive	1400	\$374.05	1219	\$350.65	1233	\$365.45	1367	\$399.45
8083 Lacy Drive	1200	\$327.25	1188	\$342.85	1500	\$433.45	1367	\$399.45
8087 Lacy Drive	967	\$272.65	1000	\$296.05	1100	\$331.45	1200	\$356.95
8091 Lacy Drive	1133	\$311.65	1156	\$335.05	1033	\$314.45	1033	\$314.45
8095 Lacy Drive	1133	\$311.65	1281	\$366.25	1733	\$492.95	1367	\$399.45
11020 Folksie Ct	967	\$272.65	906	\$272.65	933	\$288.95	1033	\$314.45
8075 Lacy Drive	1033	\$288.25	906	\$272.65	967	\$297.45	1000	\$305.95
11021 Folksie Ct	1233	\$335.05	1219	\$350.65	1100	\$331.45	933	\$288.95
8099 Lacy Drive	1067	\$296.05	1094	\$319.45	833	\$263.45	767	\$246.45
8103 Lacy Drive	900	\$257.05	1031	\$303.85	1067	\$322.95	1000	\$305.95
8107 Lacy Drive	867	\$249.25	875	\$264.85	833	\$263.45	833	\$263.45
8111 Lacy Drive	1900	\$491.05	1031	\$303.85	1167	\$348.45	967	\$297.45
8115 Lacy Drive*	1600	\$420.85	3188	\$842.05	1967	\$552.45	833	\$263.45
10998 Koman Cir	1233	\$335.05	1469	\$413.05	1333	\$390.95	1133	\$339.95
11002 Koman Cir	1167	\$319.45	1125	\$327.25	967	\$297.45	1100	\$331.45
11006 Koman Cir	1533	\$405.25	1594	\$444.25	1800	\$509.95	1767	\$501.45
11010 Koman Cir	1267	\$342.85	1344	\$381.85	1333	\$390.95	1167	\$348.45
11014 Koman Cir	1067	\$177.60	1219	\$207.83	933	\$182.55	1000	\$188.35
8050 Lisle Drive	1700	\$444.25	1375	\$389.65	1800	\$509.95	1667	\$475.95
8054 Lisle Drive	1267	\$342.85	1844	\$506.65	867	\$271.95	933	\$288.95
8058 Lisle Drive	933	\$264.85	813	\$249.25	800	\$254.95	833	\$263.45
11009 Kinship Ct	1167	\$319.45	1188	\$342.85	1200	\$356.95	1500	\$433.45
11005 Kinship Ct	1333	\$358.45	1438	\$405.25	1100	\$331.45	1033	\$314.45
11001 Kinship Ct	1000	\$280.45	1063	\$311.65	1233	\$365.45	1167	\$348.45
11000 Kinship Ct	667	\$202.45	875	\$264.85	900	\$280.45	933	\$288.95
Volume Totals	29733		31438		29733		27933	
Dollar Totals		\$8,000.40		\$8,865.23		\$8,749.35		\$8,279.15

Ice/Salt Buckets



These will be distributed as winter comes upon us.

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 re-

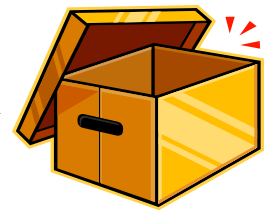
plenished.

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.

Seasonal Storage for Balconies and Patios

Now that the season is changing and the Daylight Savings Time is back to Standard Time, it's time to remove summer garden tools, miscellaneous items and planting materials from the patios and decks. During the winter season, residents may store snow shovels, salt material and winter recreational items, such as sleds and skis.

Please keep all items neatly stored. **Note:** No flammable or volatile items are allowed at any time.



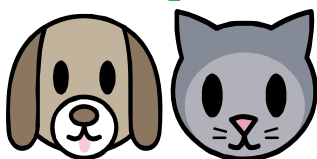
Christmas and Holiday Decor

Decorations on outside bushes and lamp posts are authorized, but all lights or motorized décor must be turned off by 11:00 PM if supplied 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 schedule days beginning December 26, 2009. Please remove all decorations such as tinsel and do not enclose in a bag or webbing.

Lights—Security & Safety

Please report to the Management Office any intermittently functioning or burned out lights. **Note:** The same applies if they do not turn off during daylight hours.

Pet Cleanup



Please keep my
playground clean for all to
enjoy.

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 Removal

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 en-

closures please notify the Management Office at 703-803-9641.

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

Thank you

Reminder: No trash pickup on Thanksgiving Day and Christmas Day.



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

Assessment Coupon Booklet

January 2009, there was a mistake by the printer that resulted in many people having their payments going to the dead letter file at the Post Office. If this applied to you, you have been receiving letters or delinquent notices throughout the year. A reasonable enough time has passed to negate the possibility of a return check fee. Manage-

ment will be sending out one more Notice to those that this applies to for payment before collection action is taken. If you can produce proof of that January payment, e.g., cancelled check or bank electronic proof, then please contact the Management Office (Sharon Whited).



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

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

GO GREEN!

A new 2010 Assessment Coupon Booklet will be arriving via mail in December. If you have not received it by 1 January 2010, please contact the Management Office (Sharon Whited).

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.

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

Need news about the Community...County?

Send a message to the Board or Management Office or simply checkout Stratford website (www.stratfordcondo.org) and browse around.

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

Power of Observation - Safety & Security



Often times while looking from our deck or just walking the dog, we notice something or someone that does not seem 'just right' or is 'out of place'. These are the type of things or occurrences that the Police and the Management Office need to know. The Citizen's Report to Police form is enclosed to help in gathering useful information, you may also find it on the website. Please use this form when providing information about an incident to the Management Office or the Police. **Note:** Although Management needs to know about such incidents, they can do nothing more than note the incident and make a general request of the Police if sufficient similar reports are submitted. The ultimate obligation rests with the Resident making the observation to call the Police (703-792-6500) when something suspicious is observed. Thank you for helping to keep our Community Safe and Secure – It's a Team Effort.

Business Hours:

8:30-5pm (Mon-Fri)

Office: 703-803-9641

Fax: 703-369-9226

After Hour Emergency:

703-968-6705

Property Manager:

Angela Corum

acorum@sequoiamgmt.com

Assistant: Sharon Whited
swhited@sequoiamgmt.com

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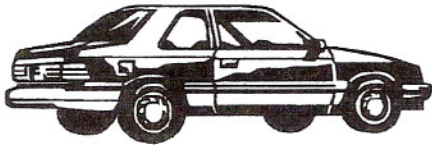
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Citizens Report to the Police

1. - **Emergency Dial 9-1-1** (for immediate threats to life or crimes in progress or just occurred)
Non-Emergency Dial 792-6500
2. Problem: _____
3. Location: _____ Time: _____
4. Name: _____ Phone: _____
 Address: _____
5. Details: _____

Vehicle Description



Type: _____
(2 door, 4 door, pick-up truck, mini-van, convertable, 4 wheel drive)

Make: _____
(Ford, Chevrolet, Dodge, Nissan, Toyota, Saturn)

Year: _____

Color: _____

License Tag# _____ State: _____

Location/Direction of travel: _____

Distinguishing Features: _____

Occupied by: _____

Person Description



Age		Hat
Race		Glasses
Skin Tone		Facial Features
Height		Scars/Marks
Weight		Coat
Hair Color		Shirt
Hair Length		Pants
Hair Style		Socks
Weapon Type		Shoes
	Location	
Direction of Travel		
Most Distinguishing Feature		

Reported to Police: Yes/No Officers Name: _____