

Stratford Condominium

Monthly Board meetings are held every 3rd Tuesday of every month at 7 P.M. at the Bull Run Swim and Racquet Club. All members are welcome!

Board of Directors

- President:
Bill Richardson
- Vice President:
Hope Kopasek
- Secretary:
Julie Mattingly
- Director:
Loni Czekalski
- Director:
Bill Gennetti
- Director:
Frank Meres
- Director:
Judi Wybenga
- Website
Administrator:
Ann Bulloch

PRESIDENT'S MESSAGE

We have some good news! We have completed the rehab of 3 more units this year bringing the total to nine. The downside is that repairs are getting more expensive as time passes until we can get to the next set. Fortunately, I think we can see a leveling out of rehab expenses within a couple of years by virtue of the abnormally high number of corrective maintenance repairs that are being done now outside the rehab projects. All of this has increased the pressure on this year's Budget and will also do so on the 2009 Budget. There will be more information disseminated on the 2009 Budget at the October Board Meeting. Your response to the Loan has been great! Please send in your ballot if you have not done so yet. The Board of Directors wishes to thank all those that have contributed their ideas, as well as complaints, and attended the monthly meetings this past year. Please visit our new updated Web Site @ www.stratfordcondo.org, that is so aptly being maintained by Ann Bulloch. Those having a question, comment or something to contribute, please e-mail the Management Office: jabinader@sequoiamgmt.com, or President Bill Richardson: wcrichardson6@aol.com, or go to the Web Site: www.stratfordcondo.org.

Windows and Door Screens

Screens have been a continual problem when trying to replace or repair a damaged screen through no fault of the unit owner. This problem was created during construction when the developer chose these type of window sets. Therefore, the Board of Directors is waiving the violation rule for windows and doors without screen coverings. All installed window and door screens must be in good repair, i.e. no rips, holes, bent frames, or excessive discoloration, or otherwise be subject to a violation. This waiver does not absolve the owner from having all required window and door screen coverings installed or accounted for at sale or lease of the unit. It is the owner's responsibility to install, repair, remove and store all screens. Removed screen coverings should NOT be stored on patios, decks, in sprinkler control rooms or other common areas. Failure to comply with storage guidelines will result in the removal of the screens and/or be subject to a violation.

Property Manager - Julio Abinader jabinader@sequoiamanagement.com
Admin Assist - Sharon Whited swhited@sequoiamanagement.com
Office (703) 803-9641 Fax (703) 369-9226
After Hour Emergency Call use Only - (703) 968-6705

Committee Meeting

Neighborhood Watch

Bill Gennetti is spearheading a neighborhood watch program.

If you would like more information or would like to become a member please contact Bill Gennetti at 703-335-0085.

Landscaping Committee

The Landscaping Committee is always looking for helpers throughout the community to help out. Please call Bill to join in our effort to add to the continued improvement to the look and feel of our grounds!



CRIME PREVENTION

There have been several instances of crime in our neighborhood. A car was stolen on Rodes Drive at Kessler Rdige. GPS Systems are being targeted. Valuables are being taken from unlocked cars. Please do not leave anything you value in open sight in your car. ALWAYS lock your car doors, and don't leave windows open.

If you see any suspicious activity in the neighborhood, please call Prince William County Police at (703) 792-6500. Tell the officer you wish to remain anonymous and they will not come to your home but they will come to the area and look around.

Skateboarding

As a safety issue within our community and to avoid damage to community property we are notifying all residents that skateboarding is prohibited on the premises. This is not a policy change, it is merely a notification of a rule that has always been in place and will be enforced. P.W. Co Police have authority to cite for an offence during a drive-by or if reported by a resident .

Parking Tags

An effort is being made to identify vehicles using the parking facilities and NOT having the appropriate Bull Run/Stratford tag. If a vehicle cannot be identified within the registered files at the Management Office, it will be towed at the next opportunity. No Warning Tags or letters will be issued. PLEASE put your tags in a visible location, preferably on the mirror or vicinity of the driver's side dashboard.



Reserved Space 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. Meanwhile that BLANK parking space is open for use by anyone (on a temporary basis) until a Reserved Space number is repainted. 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.

30 Minute Parking

Reminder of the 30 minute parking spaces: these are there for loading/unloading, and serve many Residents.



The parking rules & regulations permit 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 – A reserved tag for your Reserved space, a Reserved tag for any Resident space and a Visitor tag for any Visitor space. Commercial vehicles, and over sized vehicles must be parked in the designated commercial spaces.

BALCONIES, PATIOS AND RAILINGS

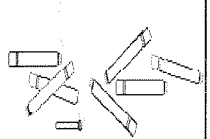
Please keep your area organized and store only things that are approved for storage on them. During recent inspection the most common unauthorized items noted were: a) furniture; b) trash bags; c) ladders; d) toys; e) empty flower pots.

Now that the weather is turning cooler, it's time to remove summer garden items and planting materials from 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 them neatly stored.

Please note, **NO** flammable or volatile items are allowed, at any time e.g., propane tanks, starter fluid, paint spray cans, etc.

SMOKING

We continue to have mulch fires. If you are going to smoke outside on your deck or patio, please put an ashtray or small sand bucket out for your butts. Discarding of cigarettes from a patio or balcony 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 PWC. The association can also charge the unit owner responsible for all damage if a fire burns the building.



Outside Water Spigots

Residents on the 1st floor are reminded to turn off the water to the outside spigot, sometime before the first freeze.

Remember to drain water hoses and store them away. The spigot turn-off valve is found inside the utility room. Please call the Management Office if you need any assistance.

Ice/Salt Buckets

These will be put in place as winter comes upon us. For the enclosed units it will initially be stored in the Sprinkler Control Room or just inside the doorway as the need develops. For the open breezeway buildings, it will be located under the stairwell. They are there for the Residents' use on the entrance ways, not parking spaces. Please feel free to use judiciously at the entrance ways when needed. Do Not wait for contract service personnel if the need is already present. Let's Be Safe At All Times!



Bylaw Amendment

Two Pets Under 30 Lbs.

The Amendment was defeated by a very small margin of only 16 votes. As all Bylaw Amendments, it was an important issue to get maximum participation in the Association. Thank you to all Residents for your patience and participation throughout the voting process!

Resident Information

Management must have a 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.

Those that do not have a form on file **will not** be able to renew their pool passes., rent the hall, or get keys to the tennis courts and exercise room. See management company for a blank form . Please complete it at your earliest convenience!

Owners that have rental units must also include a copy of the current lease and a lease addendum that was mailed to you separately.



ASSESSMENT DUES

Please remember condo assessments are due the first (1st) of each and every month and become delinquent after the 15th. Without your timely payment, it is difficult for the 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 (parking, pool, tennis and exercise room), be subject to a lien, civil suit, wage garnishment, legal fees and possible foreclosure. So if you are delinquent, see the Management company for full restitution or possible budget plan to make up the amount owed.

GOT A SKYLIGHT?

If so, it belongs to you and it may be time to check out the caulking around the Plexiglas dome. After almost 15 years, it has been noted that some are showing signs of cracking with a few leaking. Temperatures causes the caulk to expand and contract, resulting in cracks, then leaks; so be on the safe side and have a roofer check them out before damage develops.



SELLING YOUR CONDO?

Don't forget you may be eligible for a capital improvement deduction against your capital gains for tax purposes. Was the unit rehabbed? Was a new roof put on? These are two items that can be apportioned out among the 12 units. Every dollar helps. See Management company for details.

NEW VIRGINIA CONDOMINIUM ACT

VIRGINIA CONDOMINIUM ACT, 1 July 2008. This legislation passed by the Virginia General Assembly – created a Common Interest Community Board (CICB); the Office of the Common Interest Community Ombudsman; expanded the Common Interest Community Management Information Fund; established criteria for licensing of management companies and certification of managers; enhanced fidelity bond insurance; and added some other measures. The most significant areas of impact to the Membership are access to an appeal source for adverse decisions rendered by the BOD for a fee and the increased fees for licensing, insurance bonds and support of the created Offices.

EXTERMINATOR

Unit owners experiencing interior roach, ants or such MUST call for extermination treatment at their cost. You can contact Patriot Pest Control at 703-330-

EMERGENCY AFTER HOUR LINE

Please call with problems associated with:

- Interior Leaks, Water infiltration or 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.

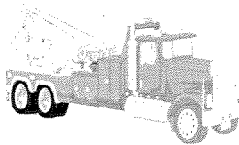
Fire - Call 911. Also notify management.

NOT considered an Emergency and NOT to be called into the After Hour call line:

- Noise complaints/Loitering - Call the local police department at 703-792-6500.

(Loitering outside units or in the breezeways should be kept at minimum to preclude noise generated by loud conversation and cell phone use.)

- Towing related issues - Call Dominion Towing at 703-330-6000.



Dominion Towing
703-330-6600

Find news about our community, phone numbers for County agencies, or email the Board by logging on to our website:

Stratford Condo Website -
www.stratfordcondo.org

Dear Stratford Resident/Owner:

As a member of the Stratford Condominiums there is an issue of a Budget Shortfall in this year's as well as next year's . As unfortunate this issue is, it should be little surprise given the state of economy this past year and recent financial events. These events also effect the Association and how it does business.

To alleviate the impact of this budget shortfall, the Board has two principal courses of action at its disposal –

▶ Execute a Line of Credit Loan in the amount of \$75K. This is the most favorable action to the Board as it is flexible and would not immediately impact the residents' own budget. The loan repayment would proportionally incorporated within the monthly assessment over a greater period of time; allow increased loan payments as costs stabilize or decrease; eliminate a near term monetary hardship on the Membership; and minimize the monthly Assessment increase for 2009 and AVOID instituting a Special Assessment. [This ACTION does require approval from 2/3 of the Membership] Failure to gain the 2/3rd votes of the Membership will leave no re-course but to assess the Special Assessment.

▶ Institute a Special Assessment on each Unit Owner. If instituted, the Special Assessment amount would be in a range of \$175 - \$250. [Does NOT require Membership approval]

If you have any questions or comments please feel free to e-mail or talk with the Management Office or any member of the Board.

Bill Richardson
President

***** Cut and Return *****

____ 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 or any Board Member as soon as possible.

RESIDENT
INFORMATION FORM

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 signed an agreement to abide by the above mentioned documents and have a contingency in place to ensure compliance.

•Failure to provide status changes of owners unit is subject violations and additional assessments against owners accounts.

Pet Requirement

a) One Pet ONLY not over 30 Lbs

b) Abide by the Leash Law

c) Pet owner **MUST** pick up pet waste

Refer to Governing Documents for additional information.

<input type="checkbox"/> Rented - No. of Occupants: _____	<input type="checkbox"/> Owner Occupied
ADDRESS: _____ Lot/Space #: _____	
OWNER(S): Name(s): _____	
(H) _____ (C) _____ (W) _____	_____
(H) _____ (C) _____ (W) _____	_____
OWNER(S): Mailing Address: _____ _____ _____	
OCCUPANT(S):	
First Name, Last Name: _____	DOB: _____
Contact(s): (H) _____ (C) _____ (W) _____	_____
First Name, Last Name: _____	DOB: _____
Contact(s): (H) _____ (C) _____ (W) _____	_____
First Name, Last Name: _____	DOB: _____
Contact(s): (H) _____ (C) _____ (W) _____	_____
First Name, Last Name: _____	DOB: _____
Contact(s): (H) _____ (C) _____ (W) _____	_____
EMERGENCY CONTACT NAME & PHONE: _____ _____	
Pet Total: _____ (not to exceed 1) Num of Dogs: _____ Num of Cats: _____	
Breed(s): _____	
VEHICLE INFORMATION:	
Year _____ Color _____ Make _____	_____
Model _____	_____
Year _____ Color _____ Make _____	_____
Model _____	_____
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: _____

GOING GREEN WITH TECHNOLOGY and E-MAIL

Your Association is looking for ways to go GREEN and help the environment as well as savings dollars for you. One means to do this is to reduce dollars on postage, paper and delivery time. An added benefit is the real-time effect that will be achieved in the process. If you have any suggestions or other ideas please pass along to the Office.

In the MEANTIME –

RESIDENTS willing to receive Newsletters, Notices, Announcements and correspond with the Management Office by e-mail; please provide your e-mail address with permission to use for Association related correspondence. This can be done by: 1) E-mailing the Office via the Web Site (www.Stratfordcondo.org); or 2) fill out the permission slip at the end of this newsletter and drop off at the Office; or 3) use a plain piece of paper and drop off at the Office. Please include a statement to the effect that you are giving permission for the Association to use the listed E-mail address(es) for Association purposes only and sign.

Name(s): _____

Unit Address: _____

I give permission for the following E-mail address(es) to be used solely for Association related correspondence.

Signature(s): _____

E-mail Address: _____ (Home or Work)

E-mail Address: _____ (Home or Work)

E-mail Address: _____ (Home or Work)