

April/May 2010
Edition
Board of Directors



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Business Hours: 8:30am -
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703-803-9641

After Hour Emergency:

703-968-6705

Stratford Condominiums at Heather Glen

<http://www.stratfordcondo.org>

Message From the President

As we enter the Spring and Summer season, the trials and tribulations of the Winter season will soon lose their visibility, so I wish to review a few notable items one last time. Thank you for your comments, patience and efforts in shoveling out parking spaces, hydrants, and storm water drain boxes; albeit, we had a few that preferred not to shovel but use a space cleared by others or shovel snow into another's space – FOR SHAME!

The Board will continue to work with the Snow Removal Company to make all our efforts easier next year, and make adjustments and preparations in the event we have such another snow season again. A few examples: fire hydrant markers; marking snow pile locations; adjusting parking spaces to accommodate snow pile routes; grated stair steps, and a better solution to the Payton Drive icing problem.

Fortunately, we were able to avoid a Special Assessment for Snow Removal thanks to some innovative approaches taken, the time period that the snow events occurred, and scheduled closings throughout the region. Once again, **Thank You All** for your efforts! Now, let's have a GREAT and SAFE Summer!

Bill Richardson - President

Upcoming Board Meetings:

- April 27, 2010
- May 25, 2010
- June 22, 2010
- July 27, 2010 **
- August 24, 2010
- September 26, 2010
- November 23, 2010
- December 28, 2010 ***

Meetings are 4th Tuesday of every Month. **Annual Membership meeting, return your Proxy vote if you are unable to attend. ***This meeting is often cancelled due to the Holidays.



Parking

Want to Switch Your Reserve Parking Space? To a more accommodating 'Visitor,' 'Resident' or a 'Blanked Out' space? Notify the Management Office if you are interested in making a trade – changes are on a "1st come basis."

Parking spaces in vicinity of trash enclosures

and corners will continue to initially experience some inconvenience until follow-up cleanup is done from the winter. **Reminder:** All vehicles must have parking permits. 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. **Note:** Residents may call Dominion Towing 703-330-6600 directly if a vehicle is parked in your Reserve Space.

Outside Water Spigots



It's now time for the first floor with a spigot attached to their unit to turn on the outside water spigot using the valve located in your utility closet. Those residents needing assistance please contact the Management Office.

Water Consumption Chart

There is not anything on the horizon about raising rates and usage appears to be stabilizing. Thank you for your efforts in repairing water leaks and reporting unusual or excessive usage. However, we must continue to be vigilant in monitoring our usage and repairing water leaks as they develop. Warnings will continue to be sent by Management to unit buildings to alert residents of any anomalies with their water usage.



Roof and Building Rehab

Roof and Building Rehab will start this Spring. As soon as a schedule is established, the affected units will be notified with instructions regarding changes that may be required during the work performance. Your cooperation, patience, and comments will be appreciated. Please refer any questions, problems or safety issues to the Management Office.

Dryer Vent Cages

The Fire Code now allows us to use these cages to preclude birds from nesting in the dryer vents. If a Resident wishes to have one installed they may purchase one for their unit and then call or e-mail the Management Office and it will be installed at no cost. **CAUTION** – Although these cages stop birds from nesting, it does allow lint to accumulate from your dryer exhaust over time. Cleaning the cage and the vent tube is a Residents' responsibility to preclude a fire and improving drying capability.



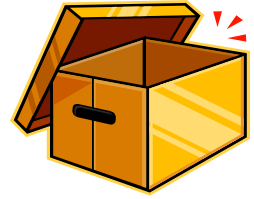
Swallow and Wren will return to previous nests each spring or remain for the winter, so **it is important to remove the nests early on.**

The Birds!

Are you experiencing problems with birds' nests and their over abundant droppings creating a yucky mess? Residents are encouraged to remove nests themselves or notify the Management Office 703-803-9641 for assistance in removing a bird nest

Once any eggs are hatched, we cannot remove the nests. This must be done during construction of, or during nesting (eggs in nest), or after the young birds have left the nest.

Seasonal Storage for Balconies and Patios



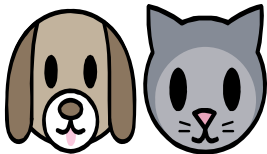
Now that the season has changed from Standard Time to Daylight Savings Time, it's time to remove winter items, such as snow shovels, deicers, and winter recreational items. Summer garden tools, miscellaneous items, planting materials and bicycle or scooter from the patios and decks are allowed. **Note:** No flammable or volatile items are allowed at any time.



Grilling Time - Safety First

Yes, it is grilling time (hamburger, hotdogs & much more). Residents are reminded that gas and charcoal grills must be used 15 feet from any structure (building). When not in use, propane tanks must be shut-off and covered and/or stored out of direct sunlight. Charcoal starter fluid and briquettes are not allowed to be stored on patios or decks at anytime. Electric grills are approved for use and storage on patios and decks. In accordance with (IAW) Prince William Fire Code Regulations. **PLEASE BE SAFE!**

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. Did you know that dog feces is a health hazard and an inconvenient landmine for users of the common areas?

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 (**\$50**) for each occurrence.



Knox Box

Have you seen one of these yet? If not, they'll be coming soon! These are Fire Department Knox Boxes that will be installed on Payton Drive and Jepson Drive. These boxes will contain information and keys that will allow Emergency Personnel to access those areas that are under lock & key or code for expedient performance of their duties.

Smoking



Watch where you discard cigarettes/cigars.

Please be careful as to where you extinguish 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 viola-

tion. Littering is a civil action subject to citation by Prince William County.



The association can also charge the unit owner found responsi-

ble for all damages if a fire burns that building.

So, be sure your butt is out and dispose of it in a proper container.



New Age Requirements for Swimmers: Only children aged 11-14 years old will be allowed to take swim test. A parent or legal guardian must be in attendance when the test is administered. Children 9 - 10 years old will not be allowed to take the swim test OR come to the pool without a parent or guardian. **All people requesting a pool pass for the 2010 Season MUST fill out a new application. No exceptions! Registration starts - 1 May 2010.** Call Bull Run Swim & Racquet Club for more information.

Bull Run Swim and Racquet Club (BRS&RC)

Activities currently scheduled:

- Movie Night - June 26th; Make-up June 27th
- Mid-summer Pool Party July 17th; Make-up July 24th
- Stay tuned for more activities to be scheduled

Pool Hours:

Opens from Memorial Day to Labor Day

- Monday-Thursday 11am - 8pm
- Friday 11am - 9pm
- Saturday 10am - 9pm
- Sunday 10am - 8pm



Sharon Whited, Alyssa Thompson and Carla DaVila ,members of our Sequoia Management Team will be changing jobs. Sharon, Assistant Manager, has been promoted to Manager and will be taking a full Manager position in Chantilly May 1st. Alyssa Thompson, our Bull Run Receptionist, has been promoted to the Administrative Assistant position and Carla DaVila is joining the team full time as our Receptionist.

Congratulations to each of you and Good Luck in your new ventures.

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.

Did You Know....



Trash bags not placed in the Trash bins invite rats, raccoons and other wild animals.



Dog feces is an environmental pollutant and generates disease-causing bacteria that can make people sick. Dog waste is NOT a good fertilizer...it is actually toxic...which is known to cause cramps, diarrhea, intestinal illness and serious kidney disorders in humans. Anyone observing someone not picking up after their animal is encouraged to report them to the Property Management 703-803-9641.

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SKH

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: _____