

The Manor Times

Volume 4; Issue 2

May 2007

Important Dates:

- May 19
Community Cleanup
- May 26
Pool Opens
- May 26
Community Yard Sale
- June 14
Last day of school
PWC
- June 16 Pool Party

Inside this issue:

Yard Sale	2
Uno's Gather- ing a Success	2
PWC Residency Limits	2
Linton Hall Construction	2
Community Clean Up Day	3
New Stop Sign	3
Board of Direc- tors	3
Committee Contacts	3
Manor Times Classifieds	4

Board Selects New Community Management Company

In December 2006, Dan Hamad, Bridlewood Manor's independent auditor, reported to the Board that there were numerous discrepancies in our 2005 audit, and that Koger had failed on numerous occasions to provide documentation to justify some expenses. As a result, we were unable to attain a 'clean' audit for 2005. This began a series of frustrating conversations with the principals at Koger, as we were trying to determine the cause of these discrepancies, and to ascertain who was responsible for them. We discovered the answer in March.

As many of you may already know, on Wednesday, March 21st, 2007, The Washington Post published an article regarding Koger Management Group (KMG) and missing homeowner association funds. The article detailed numerous accounts of impropriety with these funds, and it now stands that a Koger employee is being investigated for allegedly embezzling funds from numerous associations. Currently, the VA Attorney General's office, representing the VA Real Estate Board, has set up shop in the Koger offices to investigate their accounting practices. All involved attorneys (VA Attorney General, VRE Board, and Koger) have agreed to impose several conditions on Koger that "provides an extraordinary level of accountability and security for our (sic) association". Simply put, no Koger employee currently has signature authority on any of Bridlewood Manor's HOA bank accounts. Our money is safe.

As a result of these actions, Koger is now in negotiations to be acquired by National Realty Partners, LLC (NRP) who will, presumably, assume management of our community. This transition is currently scheduled for July 1.

In light of this, and a number of other outstanding issues where we felt Koger's performance was less than stellar, the Board began the process of requesting and reviewing management proposals from several other proper management companies, including NRP.

On Monday, April 30, the Board of Directors of Bridlewood Manor voted unanimously to terminate our management agreement with Koger Management as of July 1, 2007, and to hire Sequoia Management Company, in Chantilly, VA. Sequoia Management has over twenty years of experience and manages over 50 residential communities in Northern Virginia. They have a reputation of not just meeting, but exceeding, the expectations of their clients. Sometime within the next month, the Board (and Sequoia) will provide Bridlewood Manor residents with a document detailing how this move will impact them, and the changes we will have to make to ensure a smooth transition of management companies.

The Board will be monitoring the message boards on the Bridlewood Manor website. If you have any questions or concerns, please post your comments there and the Board will respond. We feel this can be a valuable resource for the whole community to foster an open dialogue on this topic. <http://www.bridlewoodmanor.org>.

Pool Opening Memorial Day Weekend, May 26



The pool season is right around the corner. Opening day is May 26, 2007. To ensure safe enjoyment for everyone for the years to come, the pool committee has established the rules and regulations for the use of the pool. The rules and regulations are posted on the Bridlewood Manor web page: www.bridlewoodmanor.org.

For those who are unable to access the internet, please contact a pool committee member (see page 4 for contact information) to get a paper copy.

A paper copy of the rules will also be available at the pool for you to read.

Pool pass registration forms should, by now, be submitted to any of the pool committee members listed on page 3 to ensure passes are ready for you by opening day. Every homeowner should have received a pool pass registration form in the mail in early March. Last year's passes are not valid for 2007. Adults with ID may

pick up their family's passes on opening day or later at the pool house during normal business hours. If you need another pool pass registration form send an email to pool@bridlewoodmanor.org

Pool Opening Party June 16, 2 PM to 6 PM Music, Games, Prizes Come and have some fun with your neighbors.

Our pool party will include a raffle for residents. Here is an opportunity to make a raffle donation to the community and advertise your business or service.

If interested, please email the social committee before June 1 at social@bridlewoodmanor.com to donate something for the raffle.

pick up their family's passes on opening day or later at the pool house during normal business hours. If you need another pool pass registration form send an email to pool@bridlewoodmanor.org

Make sure your HOA fees are current so you don't miss out on the fun!

Community Yard Sale May 26, 7:00 am — 1:00 pm



will hold this successful coordinated event during the Memorial Day weekend. If you would like to

Start your spring house cleaning and put your unwanted "treasures" in The Bridlewood Manor community yard sale scheduled for Saturday, May 26th from 7am to 1pm. This will be the 6th time our community

participate, just open your garage doors and put your sale items out on your driveway. Have some dollars and coins available to make change and be ready to negotiate your prices. It's fun and buyers feel like they got a bargain. The Bull Run Observer will post the yard sale information in their next issue and signs will be posted around the local area the week before. Contact the Social Committee through the Bridlewoodmanor.org website with any questions.

... if you couldn't make it this time. The social committee would like to do a repeat of this event sometime soon.

COMMUNITY RULES

Please remember that commercial vehicles with signs need to be parked in garages and not in driveways or the streets.

Put trash out after 5pm the night before, not on Saturdays.

Please remember that the **speed limit** in our community is **25 MPH**.

Successful Happy Hour at UNO Chicago Grill

On March 21st a small and fun crowd from Bridlewood Manor enjoyed some laughs and conversation at the Spring Fling Social Hour at Uno's. All present seemed to agree that it was a nice opportunity to meet neighbors and shoot the breeze with familiar faces. Complimentary and tasty hot appetizers were provided thanks to our Glen Meadow Dr. neighbor and Uno's Restaurant Manager, Mark Merrix. Don't be too disappointed if you couldn't make it this time. The social committee would like to do a repeat of this event sometime soon. Next time, Mark will plan to corner off some tables for us in the restaurant area. See you there!



Prince William County Residency Limits

In response to several inquiries from residents, the Board researched the occupancy limits rules established by Prince William County Property Code Enforcement.

In summation, the rules state that almost any room in a home can be designated a sleeping area provided that:

- If occupied by one person, it has to be 70 square foot minimum
- If occupied by 2 or more persons, it has to be 50 square foot minimum **per person**.
- Sleeping is prohibited in bathrooms, kitchens, closets, unfinished basements and attic spaces.

All rooms approved for sleeping must also have a window or a door that leads directly to the outside and is large enough to use in case of an emergency.

For further questions, you can contact PWC Property Code Enforcement at (703) 792-7018.

Linton Hall Construction; Coming Our Way



Board members met with a Project Engineer from Virginia Dept. of Transportation (VDOT) on April 23, 2007. It was discussed that the Linton Hall Road construction, being done by VDOT, will start in front of our neighborhood by the end of May. The construction project is planned to be complete by September 1, 2007.

The work scope will include Linton Hall Road and Hunting Cove Place. They will be reconstructing approximately 100 feet of Hunting Cove from the intersection. They will be widening Linton Hall Road by approximately 15 feet and lengthening the right-hand turn lane. Then they will be building a multi-use trail on our side of Linton Hall Road.

We will have to deal with another summer of having trucks, etc. right outside of our pool area. Please keep in mind to email the pool committee pool@bridlewoodmanor.org or the Board (board@bridlewoodmanor.org) if you notice any rocks, dirt, etc. that might have fallen down the hill from the construction site.

*Spring Cleanup
May 19
8 AM to Noon.*

*New Stop Sign
at
Glen Meadow
and Brigstock.*

*Bridlewood Manor
Community
Management and
Contacts*

*If possible, please
volunteer to be
part of the
committees listed
here.*

Spring Cleanup Day

This year for our community clean up we will meet at the pool house on Saturday, May 19 at 8:00 am and work until about noon. Everyone is invited to participate in this important community event. The Board will provide trash bags, but residents are encouraged to bring rakes and brooms or other tools to help in collecting the trash and fallen branches and other loose materials left over from winter. If you have any questions send an email to grounds@bridlewoodmanor.org.



New Stop Sign

On Wednesday, April 24, 2007 Glen Meadow Lane was reviewed by VDOT for meeting the criteria to proceed with the process of gaining resolutions necessary to install a stop sign at the intersection of Glen Meadow and Brigstock Court. In addition to the proposed stop sign, a sign posted for additional fines for speeding was also reviewed as a viable option. Once the petition by the PWC Transportation Department is received, Board members plan to knock on doors to gain signatures from those living within the petition area who are in favor of the proposed stop sign and additional speeding fines. A majority of 51% is needed in order for the petition to pass.



Board Of Directors



Mr. Gene Crawford,
President



Mr. Joe Mihalick,
Vice President



Ms. Carol Cates,
Treasurer



Ms. Laura Clark,
Secretary



Mr. Jerry Daniels,
Director

Board Contact: board@bridlewoodmanor.org

Koger Management Contact

All correspondence including Architectural Review Committee applications must be sent to:
Until June 30, 2007

**Bridlewood Manor HOA
C/O Koger Management
P.O. Box 151
Leesburg, VA 20178**

Committees

Architectural Review Board

Catherine Hay, Chair
Keith Christman Jon Gordan
Open Position *Open Position*
arc@bridlewoodmanor.org

Pool Committee

Michelle Wynes, Chair
Open Position *Open Position*
pool@bridlewoodmanor.org

Grounds Committee

Position Open, Chair
Carol Fischer-Nickum Maggie Pompa
Jim Blanco Wesley Clements
Chris Salter Chris Climenhagen
Chris Rao
grounds@bridlewoodmanor.org

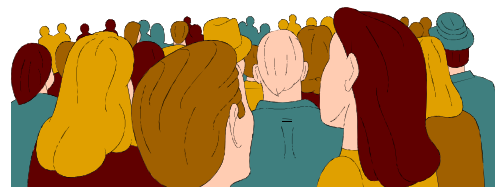
Social/Activities Committee

Laura Clark, and Carol Cates, Co Chairs
Lisa Lugent Kirsten Birge
Pam Lee Chris Rao

social@bridlewoodmanor.org

Newsletter Committee

Jim Nickum, Chair
Carol Fischer-Nickum *Open Position*



A VIRGINIA COMMUNITY
BRISTOW, VA

BRIDLEWOOD MANOR TIMES Classifieds

SuperCut Lawn Service

(540) 878-8578

Free Estimates - Licensed & Insured

Mow • Trim • Edge • Mulch • Spring/Fall-Cleanup

Mow & Trim starting prices :

Townhouse - \$25+, Single Home - \$35+

First job for New Customers – 20% Discount

YOUR IMAGE Advertising

12947 Brigstock Court
Bristow, VA 20136
Phone 703 753-3640
Fax 703 754-1919

Promotional Products
Screen Printing & Embroidery
Awards
Fundraisers
Reunions
Conferences & Trade Shows

Carol Fischer-Nickum

Email: info@yourimage.us
Web: www.yourimage.us

Small Quantities • Quick Turnaround • Local Service

**Your Advertising Here
Reach 137 homeowners!
1/16 page ad for \$15.00**

Deck Building:

Need a deck built or need repairs or additions to an existing deck, Call Neat-O Deck building for that project your next deck project.

Licensed and bonded contractor
703 XXX-XXXX

Babysitting:

Responsible student in Bridlewood manor seeking baby-sitting jobs. Reliable and love working with children. Can furnish references. Call 703 XXX-XXXX

**Example
1/16th Page Ads**

Bridlewood Manor Times Advertising

Bridlewood Manor Times will offer advertising space in each issue. Each 1/16 page ad will cost \$15 and will run for one issue. Maximum ad size is 1/4 page per Business/Individual. We welcome ads from local businesses, home businesses, babysitters or other services of interest to the our community.

We reserve the right to refuse any ads and the right to edit as necessary. Email to: news@bridlewoodmanor.org for application.



A VIRGINIA COMMUNITY
BRISTOW, VA