

The Manor Times

Volume 4; Issue 3

September 2007

Important Dates:

- Sept. 3
PWC Schools Open
- Oct. 27
Halloween Party
- Nov 12
Veterans Day
- Nov 21
Schools Early release
for Thanksgiving

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First Annual 4th of July Parade a Resounding Success



The first annual 4th of July parade at Bridlewood Manor was a resounding success. Kids and their parents decorated bikes, scooters, strollers, and anything else that would move or walk with red, white and blue. The Nokesville Fire Department sent fire truck Tower 25 to lead the parade starting near the pool and then down Glen Meadow and back. The sirens were blaring and lights

flashing to everyone's delight. Residents lined the streets to wave and cheer on all the parade participants. The Stars and Stripes were flowing early that July 4 morning in Bridlewood Manor. After the parade all the kids were invited to join up near the pool where the Social Committee handed out popsicles. It was a great morning in our community to celebrate Independence Day 2007.



Both Pool Parties are a Great Success



Both summer Pool Parties were great successes thanks to the efforts of the Social Committee and everyone who assisted. On both occasions, we had beautiful weather, DJ music by Chris Rao, fun contests, and awesome food! Contests included the Whale Float Relay, the dizzy bat relay, the Watermelon eating contest, the jump rope contest, and the Biggest splash contest. We appreciated the many donations for the raffle, helping us to raise funds for future social events such as the first annual 4th of July parade! Special thanks goes to The Davenport's for making a large cash donation towards food, the Nickums who were great to donate the printed water bottles as prizes, and Armando from El Tio Tex Mex Grill who was generous in providing their delicious

chicken and beef fajitas. Providing gift certificates were UNO's, Mark Merrix; Harris Teeter, Gary Coleman; Picklebob's; Dominos Pizza and Subway. Caribou Coffee provided coffee mugs; Nationals Game tickets, from Jay Jenkins. The Bridlewood Manor Social Committee provided school supply boxes with goodies. Thanks for everyone's generous contributions.

Sequoia Now Managing Bridlewood Manor

SEQUOIA REVIEWING ALL PROPERTIES FOR ARC COMPLIANCE

Effective July 1, 2007, Sequoia management officially assumed management duties of Bridlewood Manor. One of their first tasks was to help the Board assess our policies and procedures on how they impact the way we conduct our daily, monthly, and annual tasks. Already, this has proven to

be a good exercise, as it's clearly showing us areas where we need to improve in conducting meetings, soliciting feedback, and making decisions. They are also taking a lead role in helping us get all of our Koger issues resolved once and for all.

The next obligation for Sequoia to fulfill is to conduct a curbside inspection of all the homes in the community. They will check to ensure that exterior maintenance is being performed and that any alterations they encounter have been reviewed and approved by our Architectural Control Committee. Please take some time to familiarize yourself with the Covenant Guidelines and correct any possible violations that may exist. Sequoia will begin these inspections within the next couple of months, with violation letters being distributed right after that.

www.bridlewoodmanor.org

At the last board meeting, a resident brought it to the Board's attention that, after reviewing the meeting minutes posted on the website, they felt the Board was making too many major decisions affecting the community without soliciting feedback from residents before doing so. The Board's position is that all community members are welcome to attend the monthly meetings and provide input into the inner workings of the community. Unfortunately, very few community members have exercised their right to be involved. Community involvement notwithstanding, the Board still feels they were elected to represent the community and will proceed conducting neighborhood business in a manner that they feel will benefit the community.

That said, the Board did agree that we can use some of the technology that's available to us to facilitate the feedback process. For starters, the Board will create an "Issues" section on the community website, www.bridlewoodmanor.org, for neighbors to comment on a particular topic up for discussion. In time, the Board hopes to collect email addresses from all the neighbors so we can email a monthly (or so) neighborhood update. Stay tuned for that. If you would like to submit your email address to be notified of community issues, send an email message to board@bridlewoodmanor.org asking us to add you to the list.

MORE INFORMATION ON COMMUNITY ISSUES

NEW TRASH SERVICE FOR BRIDLEWOOD MANOR

At the Annual Meeting in January, several neighbors inquired about the possibility of the having neighborhood trash collection. The benefits being that 1) we can have one trash company servicing Bridlewood Manor, and not the myriad of companies that routinely speed through our neighborhood, 2) we can schedule the best times for pickup, 3) we have better contract leverage because more is at stake for the contractor, 4) we can negotiate a better price than an individual resident. A 'yes' decision would mean that your quarterly HOA assessments would increase. However, the cost of this increase would be approximately 35-40% less than the average price residents are paying for individual trash service. The Board has solicited proposals from 3 trash companies and is set to bring this to the community to vote on. We have created a forum on the Bridlewood Manor website to discuss the particulars. Let your voice be heard! Please go to www.bridlewoodmanor.org and offer pro or con commentary on this issue.

Parents please ask your students...

Parents! Please encourage your students to discard their trash properly when waiting for the school bus. We've seen several instances of kids dropping trash and leaving it, requiring the residents to pick it up. Remember, the bus stops are essentially in our neighbors' yards, and we're doing them a disservice if our kids do not respect their property.

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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**.



**BRIDLEWOOD
MANOR**

A VIRGINIA COMMUNITY
BRISTOW, VA

*Bristow Commons
Coming to Linton Hall
and Devlin.*

*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.*

Bristow Commons

Bristow Commons is a planned 8 acre lifestyle center located on the northeast corner of Linton Hall and Devlin Roads midway between Route 29 and Route 28 in Bristow, Virginia.

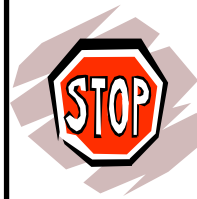
Bristow Commons is an upscale mixed-use lifestyle center that infuses up to 80k square feet of much needed retail and office space in the vast expanse of residential developments in the Linton Hall corridor of Prince William County, Northern Virginia. Approximately 55-65k sf of retail and 12-15k sf of office space is envisioned...

The site plan provides a fluid layout making it easy for patrons to visit the site and retailers to establish visibility from both Linton Hall and Devlin Roads.

Check out the website for information and graphics. PWC has not yet approved the builders plans for this site.

—From their web site at www.bristowcommons.com.

New Stop Sign



In response to neighbors' concerns pertaining to vehicular speeds in excess of the 25mph limit down Glen Meadow Lane, a petition was circulated in June requesting the addition of stop signs to be located at the intersection of Glen Meadow Lane and Brigstock Court. The petition area, identified by Prince William County Transportation and VDOT, included homes directly impacted by the pending stop signs (Brigstock Court, Aspire Court, Ness Hollow Court, and Glen Meadow Lane beginning at Brigstock and ending at the cul-de-sac). Based upon the majority response the signs, going in both directions, are expected to be erected in the near future.

Board Of Directors



Mr. Gene Crawford,
President



Mr. Joe Mihalick,
Vice President



Ms. Carol Cates,
Treasurer



Ms. Laura Clark,
Secretary



Mr. Wes Clements
Director

Board Contact: board@bridlewoodmanor.org

Sequoia Management Contact Information

All correspondence including Architectural Control Committee applications must be sent to:

**Sequoia Management
Bridlewood Manor HOA
13998 Parkeast Circle
Chantilly, VA 20151-2283**

Committees

Architectural Control Committee

Catherine Hay, Chair

Keith Christman

Jon Gordan

Open Position

Open Position

acc@bridlewoodmanor.org

Social/Activities Committee

Carol Cates, and Chris Rao, Co Chairs

Laura Clark

Kirsten Birge

Lisa Lugent

Tsitsi Nyercyemhuka

Wes Clements

Angela Andrews

Sona Flowers

Connie McIntyre

social@bridlewoodmanor.org

Pool Committee

Michelle Wynes, Chair

Open Position

Open Position

pool@bridlewoodmanor.org

Newsletter Committee

Jim Nickum, Chair

Carol Fischer-Nickum

Open Position

news@bridlewoodmanor.org

Grounds Committee

Greg McIntyre, Chair

Carol Fischer-Nickum

Maggie Pompa

Jim Blanco

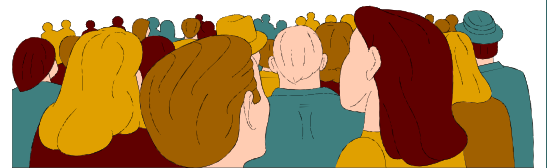
Wesley Clements

Chris Salter

Chris Climenhagen

Chris Rao

grounds@bridlewoodmanor.org



A VIRGINIA COMMUNITY
BRISTOW, VA

BRIDLEWOOD MANOR TIMES Classifieds

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Deck Building:

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 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