



# Sterling Park South Townhouse HOA

## Newsletter Spring 2015

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### Members

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Get ready for the **Spring Beautification Week!** May 4-9 we will have our annual "best yard" contest, a dumpster placement, and a community "clean-up day" (Saturday May 9<sup>th</sup> at 10am). This community wide effort will not only improve the aesthetic appeal of our neighborhood, but should also help improve property values in the spring real estate market.

At the April 6<sup>th</sup> HOA meeting, the Board voted to limit annual inspections of individual properties to only the "big" items. We requested that TWC not be *too* picky this year. We hope this new approach to annual inspections is well received by owners and residents.

We also discussed the final stages of expenditures from the special assessment enacted four years ago. As you know, all parking lots have been completely re-done. It is now time to complete the 5-year project with replacement of a couple retaining walls and new community sign(s). We will also develop a plan for on-going maintenance of the parking lots to maximize their life expectancies and save us money on infrastructure maintenance in the future.

We've had complaints about vehicles parked in our community that do not belong, and we've incurred expenses removing abandoned cars. In addition, we continue to have the same old problems with a few delinquent property owners who rarely (or never) pay HOA dues. After just spending nearly **\$300,000** to repair and resurface our parking lots, it is not fair that people who do not live in the community or don't pay for maintenance, are permitted the same usage as the rest of us. We owe it to ourselves to keep track of who uses our parking lots. Legal counsel has recommended that we consider a parking resolution to better manage the parking lots in the future. So I am inviting all membership to come to the next Board meeting (Monday, June 22<sup>nd</sup>) to discuss this issue in open forum.

Tom Tobin  
HOA President

## Trash Totes

Trash is collected by American Disposal every Tuesday and Friday. Please be reminded that your trash totes must remain in your fenced in backyard out of public view. The only time that your trash tote should be outside of your fenced-in backyard is the evening before trash collection days. All other times your trash tote must remain within your fenced backyard. Trash tends to gather around containers that are left in the common areas, compounding the trash littering the property. Homeowners are encouraged to report properties in violation to TWC Management.



## Community Clean-up Day

A Community Clean-up Day is scheduled for Saturday May 9<sup>th</sup>, 2015, beginning at 10:00am.

Meet at the big dumpster which will be placed behind N. Concord Court just for this event. We will have trash bags to assist with the community wide clean-up. The Loudoun County Sheriff's office will also be on-site to help with the efforts. If you have any questions or concerns feel free to contact TWC Management.

## Annual Property Inspections

Annual property inspections are coming up soon! Please keep in mind that we must adhere to our by-laws, setting forth standards for the exterior appearance of properties within the community. Some of the violations we have noticed over the recent months are fallen lamp posts, spray painting on fences, trash and debris in and around the rear fences, and "indoor" furniture "outside" of houses.



## Do You Have The Best Front Yard?

Show your neighbors that you have the best front yard in the Sterling Park South Townhome Association. Front yards will be judged on flowers, neatness, and overall appearance. Residents are encouraged to spruce up your front yards and prove your house has the best curb appeal in the Community.

Every home is eligible. All residents are welcome and encouraged to participate.

This is a great time to get rid of those unsightly weeds, paint your shutters, fix broken items, enhance your landscaping, and beautify your home. Who knows? Your home could be selected as the BEST in the entire community.

Prizes will be awarded for the top two homes. First prize is a \$150 gift card, second place is a \$50 gift card. Will your home be the best?

**HAVE YOUR YARDS COMPLETED BY MAY 4<sup>TH</sup> FOR JUDGING!!**



# SLOW DOWN!

The Board and Management have received complaints regarding speeding and reckless driving throughout the community. Please be aware that this has been reported to our community police officer and starting in the near future there will be an active police presence to monitor the speeding. If you are caught speeding you could receive a ticket from the Loudoun County police department.

Please take your time driving through the community. Being safe and cautious drivers can not only save you from receiving a ticket but could save a life! Please slow down when driving.



## Membership Forum

**There were no submittals this quarter.**

This section of the Newsletter is designated for our residents to communicate with each other in a public forum. If you'd like to advertise a service, welcome yourself to the community, start a book club, or even host a cookout, this might be the perfect way to connect to your friends and neighbors. If you are interested in submitting a message for the newsletter please contact Teresa Whitmore at [twhitmore@twcmanagement.com](mailto:twhitmore@twcmanagement.com).

Please include your name, street address, and the message.  
Deadlines for submissions are as follows:

**Summer 2015 Newsletter: No later than June 26th**

**Fall 2015 Newsletter: No later than October 2nd**



## Scoop Your Pet's Poop



Your pets are precious, but their waste is not! Pet owners are reminded that when taking your pet out for their walk, be sure to take a bag to collect their waste along the way. It is just one more step that residents can take to make sure the community stays clean and beautiful!!

## Lights out?

A well-lighted neighborhood is a safe neighborhood! You can help make Sterling Park South Townhouse Community a safe one by keeping the pole light in the front of your home working and turned on! If a Dominion Power watch light is out, write down its serial number from the pole and contact TWC.

## Call For Board Members

Have you ever had a good idea on how to improve something within the Community? Or had a thought on how to enhance Community involvement? Well the chance to make a difference has come!!

The Sterling Park Board of Directors is looking for members of the community to get involved!! There are currently positions available on the Board to current Sterling Park South homeowners.

If you are available in becoming part of the Sterling Park South Board of Directors please email Teresa Whitmore at [twhitmore@twcmanagement.com](mailto:twhitmore@twcmanagement.com). Please include your name, your property address, and a short bio on why you'd be a great candidate.



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