



# Sterling Park South Townhouse HOA

## Newsletter Summer 2014

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### President's Message

We have a huge garbage problem! Despite the fact that we spend \$31,260 per year on a trash collection contract, and an additional \$3,045 for special trash pick-ups over the past 12 months, we have not been able to get control of garbage being dumped on our grounds. And to add insult to injury, Loudoun County recently issued a **Notice of Violation** to us for “allowing the accumulation of trash” on our property. That will result in additional fines and costs to all of us. Some people believe this is just the Board's problem, or just TWC's problem. They fail to understand that the cost is everybody's, and we cannot afford it.

The only legal place for trash to be disposed of is in garbage cans, recycle containers, or other bags properly disposed of behind your townhouses. Tree branches should be cut in to 4-foot lengths (or shorter) and bundled for trash collection. If you have larger items such as appliances or furniture, you must call our trash collection provider (American Disposal) at 703-368-0500 and request a special pick-up. That phone number is also on our web site [www.sterlingparksouth.com](http://www.sterlingparksouth.com).

All residents, please keep your eyes open and watch for people dumping trash anywhere on our grounds. If it's coming from a car, get their license plate number and call the police. If your neighbors are carelessly discarding their garbage, politely ask them to stop. Your cooperation is the only way we will get our community cleaned up.

Come on people, **pay your HOA dues!** We have over \$38,000 of unpaid HOA dues, penalties, and interest. On behalf of all the property owners who pay their dues on time, the Board has made a decision to aggressively pursue collections. So if you are not paying your dues now, it is time to get them paid to avoid legal problems. Thank you to the 120+ home owners who regularly pay their dues on time and help keep this community running.

Tom Tobin  
HOA President

## Sterling Park South Annual Meeting

The 2014 Annual meeting will be held on Monday, September 15, 2014 at the Eastern Loudoun County Sub-Station which is located at 46620 East Frederick Drive, Sterling, VA 20164.

Please keep an eye out for your 2014 Annual Meeting notice, proxy and the nomination form that will be mailed out in the near future. If you are interested in running for the Board please email Teresa Whitmore at [twhitmore@twcmanagement.com](mailto:twhitmore@twcmanagement.com) with your qualifications and other information you'd like to provide.

### Board Meetings

The Sterling Park South Board of Directors planned meeting dates are as follows:

**Monday, September 15, 2014**

**Monday, October 27, 2014**

Board meetings will be held at the Eastern Loudoun County Sub-Station located at 46620 East Frederick Drive, Sterling, VA 20164.

### Winners of the Best Yard Contest

Congratulations to the winners of the 2014 best yard contest:

1<sup>st</sup> place and winner of a \$150 Lowe's gift card: 808 N. Concord Court

2<sup>nd</sup> place and winner of a \$50 Lowe's gift card: 118 E. Concord Court

### Annual Inspection Hearings

Thank you to all the residents who took the time to correct all of the annual inspection violations. If for some reason you have not been able to correct the violations you will be called to a Due Process hearing. The hearings will be held on September 15, 2014 before the regular scheduled Board meeting.

### Trash Reminder

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. If you have bulk trash, yard debris, etc. please contact American Disposal directly to speak with them about scheduling a special pick-up. **If you see a resident or non-resident illegally dumping on Sterling Park South property please contact TWC Management at 703-437-5800 immediately.** Help us keep Sterling Park South looking beautiful!!



**THESE DO NOT BELONG IN YOUR RECYCLING BIN!**

- plastic bags & films\*
- large nuts & bolts
- diapers (dirty or clean)
- chains, wires, ropes, belts, lights & cables of any material

\*We prefer recyclables to be collected loose, unbagged in your bins/carts



[americandisposal.com](http://americandisposal.com)  
[thinkbeforeyouthrow.org](http://thinkbeforeyouthrow.org)

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Want more info?  
[americandisposal.com/  
acceptedrecycling](http://americandisposal.com/acceptedrecycling)

# 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 email it to Sarah Helander at [shelander@twcmanagement.com](mailto:shelander@twcmanagement.com). Please include your name, street address, and the message. Deadlines for submissions are as follows:

**Fall 2014 Newsletter: No later than November 1st**

## *Missed a Newsletter?*

If you have missed your quarterly newsletter or just would like to recap on some of the articles please visit the Sterling Park website. The website is a great way to keep informed on what is going on throughout the community!!

[www.SterlingParkSouth.com](http://www.SterlingParkSouth.com)

## 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 Sarah Helander at 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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