



# Sterling Park South Townhouse HOA

## Newsletter Summer 2015

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### President's Message

Spring beautification week was generally a success. Although we did not get much participation on clean-up day (Saturday May 9), the few people who did help got a lot of trash picked up, and many residents utilized the on-site dumpster to rid their homes of large items of junk. The winner and runner-up of the best yard contest were also selected and are announced in this newsletter.

At the June 22<sup>nd</sup> HOA meeting, the Board voted to rebuild two retaining walls, remove a few dead trees, and to accomplish a badly needed landscape project at the back perimeter of our community behind West Concord Court. Blade Runners, Inc. landscaping company did a substantial tree trimming, underbrush thinning, and garbage removal, and I personally picked up trash in that location on a couple different occasions. We still don't have that area completely cleaned up, but we've done all our budget will allow at this time. So I am asking the residents of the townhomes from 124-138 W. Concord to please do all you can to police the trash situation in the treed area behind your homes. Thank you for your assistance!

The Board is currently working with a sign company to design replacement signs as part of the final stage of the infrastructure repair project initiated nearly five years ago. We hope to be able to replace signs and improve the surrounding landscape sometime next year. If you have interest in this project, feel free to come to the next Board meeting to offer input and suggestions.

You will soon be receiving a copy of the new parking plan, which reiterates parking rules from our by-laws, and also implements a car-tagging system to identify automobiles that belong in our community verse the ones that need to be removed. This plan became necessary after complaints about abandoned cars and an increasing number of commercial vehicles occupying our valuable parking spaces. The new parking plan will help to keep our parking spaces available for responsible residents and home owners in good standing.

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 problem in the community.

Homeowners are encouraged to report properties in violation to TWC Management.



## Annual Property Inspections

The annual property inspections are complete, and hopefully you benefited from the streamlined process. The Board voted to focus only on the most necessary items this year, to give home owners a bit of a break. We remain committed to our by-laws, and we thank each resident and property owner for helping out as we strive to adhere to standards for good overall property appearance.

## Parking Plan

The draft of the new parking plan will be coming to you soon. Be on the lookout for the exciting details!



## Winners of the Best Yard Contest

Congratulations to the winners of the 2015 best yard contest:

1<sup>st</sup> place and winner of a \$150 Lowe's gift card: 713 South Colonial Ave.

2<sup>nd</sup> place and winner of a \$50 Lowe's gift card: 736 South Colonial Ave.

## Architectural Changes

Please remember that any and all changes to the exterior of your home must be approved by the architectural review committee. This includes decks, fences, doors, sheds, etc. Other items that need approval include color changes and landscaping modifications. The ARC request form is available on the website, [www.SterlingParkSouth.com](http://www.SterlingParkSouth.com). Keep in mind that you will need to provide as much information as possible with your application. This includes drawings, color samples, pictures, specifications, plat of your property, etc. If you have questions feel free to contact TWC Management.



# 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 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. Safe and cautious driving will not only save you from a ticket, but could save a life! Please slow down when driving.



Your pet is precious! But their waste isn't! 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!!

## Membership Forum

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 Logan Grady at [admin2@twcmanagement.com](mailto:admin2@twcmanagement.com). Please include your name, street address, and the message.

## 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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