



# Sterling Park South Townhouse HOA

## Newsletter Winter 2014

### President's Message

We will complete parking lots "A" & "H" this year! This was just one of the several items decided during our January Board meeting. Contractor bids for Lots A & H will be reviewed at the April Board meeting, and the paving and concrete work in those areas will be done later in 2014. 2015 will include miscellaneous concrete repairs, retaining wall replacement, and sign upgrades. I would like to thank each home owner for your cooperation, patience, and financial commitment during this rather difficult time at Sterling Park South. Our community will be a better place to live as a result of the infrastructure project.

As a follow-up to the 5-year infrastructure repair project, we plan to institute a long-term maintenance plan, to re-seal parking lots on a regular rotating basis. This will maximize their economic lives, and help to avoid our infrastructure ever falling in to the state of disrepair that we experienced five years ago. And the best news is, we will accomplish this within the parameters of our current budget!

Trash dumping and litter continue to be among the biggest problems in our community. Trash dumping is when people *outside* the community dump on our grounds, and the litter problem is often the result of our own careless behavior. Please try to keep the areas around your house and yard neat and clean. The Board has committed to spend more money on clean-up of our common grounds in 2014, but that will not solve the problem unless each resident makes a commitment to do their part both to keep the neighborhood clean, and to report to the police anybody dumping trash illegally.

If you ever have a message that you want to get out to the entire community, it is easy to use the Membership Forum section of this newsletter. Just contact TWC Management with your message, and we'll post it in the next newsletter.

I hope everybody will get in the Spring spirit and prep their yards for the "Best Yard" contest in May. The prize money is good, but the fun you'll have working outside among your neighbors might even be better!

Tom Tobin  
HOA President

### Articles:

- President's Message
- Trash Tote Reminder
- Board Meeting Dates
- Architectural Change Request Information
- Best Front Yard Contest
- Paving Project
- Call for Board Members
- Newsletter Article Submissions

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## 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.



## Board Meetings

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

**Monday, April 14, 2014**

**Monday, July 21, 2014**

**Monday, September 15, 2014**

**Monday, October 27, 2014**

Locations to be determined, keep an eye out for future mailings. All homeowners are welcome to attend. We look forward to seeing you there!!

## 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.

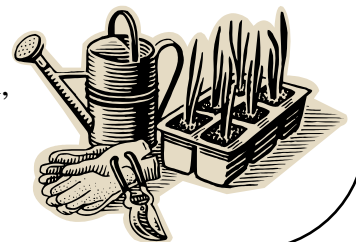
## Do You Have The Best Front Yard?

Show your neighbors that you have the best front yard in the Sterling Park South Townhome Association. During the 3<sup>rd</sup> week in May, front yards will be judged on flowers, neatness, and overall appearance. Residents are encouraged to spruce up your front yard 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?

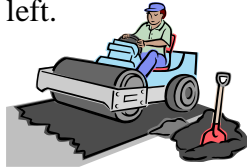


## Paving Project

In January 2011, the property owners of the Sterling Park South Townhome community voted to initiate an infrastructure renovation project. The Board of Directors approved a 5-year plan to re-pave all of the parking lots and replace a significant portion of concrete curbs, gutters, and sidewalks in the community.

Starting in the spring/summer of 2014 the Board of Directors will begin this same process on parking lots "A" and "H".

Please take a moment and check out the before and after photos as well as a map of the parking lot locations. All of this and more can be found on our website, [www.SterlingParkSouth.com](http://www.SterlingParkSouth.com) under the infrastructure tab on the left.



## 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:

**Spring 2014 Newsletter: No later than May 1<sup>st</sup>**

**Summer 2014 Newsletter: No later than August 1<sup>st</sup>**

**Fall 2014 Newsletter: No later than November 1<sup>st</sup>**



## Scoop Your Pet's Poop



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!!

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## 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.