



Articles:

- President's Message
- Trash Tote Reminder
- Winter Tips!
- Architectural Change
Request Information
- Snow Reminder
- Contact Us
- Call for Board
Members
- Newsletter Article
Submissions

TWC Management
397 Herndon Parkway
Suite 100
Herndon, VA 20170

Phone Number:
(703) 437-5800

Fax Number:
(703) 471-6578

Property Manager:
Teresa Whitmore
twhitmore@twcmanagement.com

Assistant:
Ed Kirchiro
Ekirchiro@twcmanagement.com

Sterling Park South Townhouse HOA Newsletter Winter 2015

President's Message

We held our first Board meeting of 2015 on January 27, and I am pleased to report that we will continue to focus our efforts on the three biggest challenges facing our community: trash/dumping & beautification, collections on delinquent accounts, and traffic safety.

There will be a **Spring Beautification Week** in mid-May to give a fresh new beginning to our community. Highlights will include our annual yard contest with prizes, a dumpster placement for use by residents, and a clean-up day when residents will walk through the community picking up trash. We hope to obtain assistance from Doody Calls, Bladerunners, and the Sheriff's Department, to help make this a truly productive event. Watch for the April Newsletter for further details.

We met with legal counsel to obtain advice on how to collect over **\$50,000** of unpaid HOA dues, penalties, and interest. The good news is that the number of delinquent accounts is decreasing thanks to the many folks who have brought their accounts current. But you might be shocked to find out that just eight (8) people owe over \$46,000, and two of those home owners owe over \$10,000 each! Our attorney is providing counsel on how best to collect from these people, including such options as payment plans, wage garnishment, or even foreclosure. On behalf of the growing number of responsible home owners who pay their dues on time, we will continue to aggressively pursue collections on these delinquent accounts. The financial stability of our community & our property values depend on it.

In response to several homeowner requests, on December 2, 2014, I sent an email to VDOT asking that they consider reducing the posted 25mph speed limit on our streets, and look at a couple other safety issues as well. VDOT responded by performing a "field review" and a follow-up "speed study." With regard to the speed issue, VDOT reports that there is "excellent compliance" to the speed limit, and that "25mph is a safe speed." They say that 25mph is a statutory minimum speed limit for VDOT roads, as established by the Virginia Assembly, and it apparently cannot be lowered. So if we believe traffic is moving too fast on Colonial Avenue and Concord Court(s), then we will need to pursue other solutions besides lowering the speed limit. Until then, the Sheriff's Department continues to monitor the situation, and we will discuss this topic further at the April 6th Board meeting.

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.



Winter Tips

Here are a few tips to help you prepare your home for winter:

-
- Inspect exterior for cracks and exposed entry points around pipes and seal them.
- Use weather stripping around doors to prevent cold air from entering the home and caulk windows.
- Replace cracked glass in windows and, if you end up replacing the entire window, prime the exposed wood.
- If your weather temperature will fall below 32 degrees, add extra insulation to the attic, this will prevent warm air from creeping to your roof.
- Clean out the gutters and use a hose to spray water down the downspouts to clear away debris.
- Drain all garden hoses.
- Insulate exposed plumbing pipes.
- If you go on vacation, leave the heat on, set to at least 55 degrees.

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. 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.

Tips To Protect Your Home by LCSO Crime Prevention Unit

Now is the perfect opportunity to take a few minutes and check to be sure your home is as protected as it can be. Here are some tips and tricks to keep you and your family safe.

1. Check all outside lights to make sure the bulbs are still working.
2. Check all window & door locks.
3. Make sure house numbers are easily read from the street. This will help the Sheriff's office and Fire Rescue find your house quickly in an emergency.



Snow Reminder

. VDOT is responsible for clearing the streets. The HOA is responsible for clearing the parking lots; but as a homeowner you or your tenants are responsible for shoveling the sidewalk in front of your home, as well as your own lead walk up to the home. You are also responsible for digging out your vehicles. When doing so, please do not shovel the snow back on the already plowed roads. This adds to the compaction of snow and ice build-up.



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, email it to Ed Kirchiro at:

Ekirchiro@twcmanagement.com

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

Spring 2015 Newsletter: No later than April 13th
Summer 2015 Newsletter: No later than June 29th
Fall 2015 Newsletter: No later than October 5th



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!!

.....

Contacting Us

Do not send correspondence to the P.O. Box in Atlanta where you send payments! It will not reach TWC that way. To communicate with TWC or the Board, please use the mailing address, phone number, or email address provided on the front page of this newsletter.

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. Please include your name, your property address, and a short bio on why you'd be a great candidate.