



# Sterling Park South Townhouse HOA

## Newsletter Spring 2014

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### President's Message

At the April Board meeting we reviewed competitive bids for concrete and asphalt repairs in the final two parking lots, including one bid from Pro Pave Inc. who has done all of the infrastructure repairs over the last three years. To obtain the best value, the Board requested bid revisions, and finally agreed to approve the Pro Pave bid with a conditional discount which they agreed to. So I am pleased to report that we will accomplish concrete and asphalt repair and replacement in parking lots A & H this year. In fact, you will be receiving notices and seeing signs posted very soon!

The Board continues to search for the right answer to keeping our parking lots and grounds free of trash and debris throughout the year. We entertained a couple different proposals from companies suggesting ways to accomplish this, but the cost/benefit relationship of the proposals didn't quite fit the needs of our community. One company suggested some expensive options that would probably provide a significant clean-up in the short-term, but didn't offer much certainty for the long-term result we are looking for. Another company offered a fairly inexpensive option that we are not sure will accomplish all the necessary clean-up tasks, but will at least provide a regular service. So the Board determined the most cost effective solution for now is to terminate the current janitorial contract, and replace it with a similar contract with a different company whom we hope will provide a better working relationship. Please remember to report to the police anybody dumping trash illegally on our grounds.

Remember, 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.

Don't forget about the "Best Yard" contest this spring! Tenants are welcome to participate and be eligible for the prizes. I hope everyone will spruce up their front yards and have some fun working outside.

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.



## Board Meetings

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

**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!!

## 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?

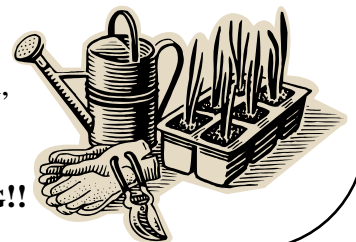
Show your neighbors that you have the best front yard in the Sterling Park South Townhome Association. Front yards will be judged on flowers, neatness, and overall appearance. Residents are encouraged to spruce up your front yard and prove your house has the best curb appeal in the Community.

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?

**HAVE YOUR YARDS COMPLETED BY THE WEEK OF MAY 19<sup>TH</sup> FOR JUDGING!!**

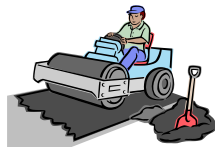


## Paving Schedule

The paving project will begin on May 13, 2014 and will take up to ten days to complete. The schedule for the paving and concrete work is as follows:

- **Tuesday 5-13-14:** Concrete Lot A and Lot H. A small portion of Lot A will be closed from 7:00 a.m. – 7:00 p.m.
- **Wednesday 5-4-14:** Concrete Lot H. Lot H will be closed from 7:00 a.m. – 7:00 p.m.
- **Thursday 5-15-14:** Concrete Lot H. Lot H will be closed from 7:00 a.m. – 7:00 p.m.
- **Tuesday 5-20-14:** Mill, pave and stripe Lot A. Lot A will be closed from 7:00 a.m. – 7:00 a.m. (overnight).
- **Wednesday 5-21-14:** Mill, pave and stripe Lot H. Lot H will be closed from 7:00 a.m. – 7:00 a.m. (overnight).

Please take a moment and check out the 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:

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

## 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 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.