



# Sterling Park South Townhouse HOA

## Newsletter Summer 2017

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Members

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### President's Message

At the June 19<sup>th</sup> Board meeting we discussed the results of this year's Beautification Week, analyzed the budget and finances, and continued to discuss video surveillance of our community. The water main break on Colonial Avenue had not yet occurred, but TWC has been in direct contact with Loudoun Water to monitor the extent of that problem. Loudoun Water has informed us that many water lines in our community are reaching the end of their useful lives, and have now been elevated to a top priority for replacement.

Beautification Week was a huge success, as we filled up two dumpsters with household trash and debris, and had many residents participate in community clean-up. The winner of our annual "best yard" contest was 324 E. Maple Avenue for their beautiful exterior landscape. Prizes were also awarded for second & third runners up. Many residents have upgraded the appearances of their townhomes, and the aesthetic improvement benefits us all with increased appeal of our community, and consequently increased property values.

We continue to evaluate options for new community signs, and the Board would love to have some input from the membership on possible designs and surrounding landscape. So if you have any particular expertise or interest in these areas please contact TWC.

Hope to see you at the September 25<sup>th</sup> annual 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 problem in the community.

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



## Annual Property Inspections

The annual property re-inspections are complete, and hopefully you benefited from the streamlined process. We remain committed to our by-laws, and we thank each resident and property owner for helping strive to adhere to standards for good overall property appearance.

## NO RESERVED PARKING SPOTS

Homeowners, please be reminded there are no reserved parking spots in Sterling Park South, and we would like to keep it that way. All parking is first come first served, and placing cones in the street or parking lots does not guarantee you a spot. Please stop placing cones, or the Board will be forced to consider an even more stringent parking policy.

## Parking Policy Reminder

- All vehicles parked in Common Area parking spaces must display an Association parking permit.
- There is a \$100.00 replacement fee for lost parking permits.
- Unit owners (or their tenants) who are delinquent will NOT receive parking passes.
- VDOT streets are open to the public, which means they are first come, first serve, and you cannot reserve a spot.
- Cones should not be placed in spots or in streets to reserve

If you have any questions regarding this policy please contact Karen Sine.

## 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.



## BEAUTIFICATION WEEK “Best Yard” WINNERS!



Drum Roll Please.....

1<sup>st</sup> Place Best Yard Award - \$100 Lowes Gift Card  
324 East Maple Avenue

2<sup>nd</sup> Place Best Yard Award - \$50 Lowes Gift Card  
710 N Concord Court

3<sup>rd</sup> Place Best Yard Award - \$25 Lowes Gift Card  
118 E Concord Court

Congratulations and thank you for making  
Sterling Park South a more beautiful place to live.



### 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!!

### 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 Karen Sine at [ksine@twcmanagement.com](mailto:ksine@twcmanagement.com). Please include your name, street address, and the message. Deadlines for submissions are as follows:

**Fall 2017 Newsletter: No later than October 25th**

### *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 Karen Sine 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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