



Sterling Park South Townhouse HOA

Newsletter Winter 2017

President's Message

At our January 30 meeting, we discussed the parking situation, and the usual trash problems; we received a financial report from TWC, and we decided to have our Spring beautification week again in 2017.

I need to remind everybody that it is not acceptable to place cones, chairs, or any other items on streets or parking lots in attempt to reserve parking spaces. There are no reserved spaces in our community. So please do not be upset when these items are removed by VDOT, the police, or anybody else, because such items are not permitted on the public streets or the private parking lots. If you are not aware by now, we do have approved parking passes for your vehicles. If you do not have an approved parking pass or visitor pass, please contact TWC to obtain them.

TWC's financial report indicated that we were over budget for legal expenses and snow removal in 2016, which caused our reserve fund to be under-funded. This is concerning since we just completed a 5-year special assessment period for the repair of parking lots, sidewalks, and other capital improvements. The Board decided to await the upcoming financial audit before addressing this issue. However, it should be noted that we still have several property owners not current on HOA dues who are the primary cause of our financial problems.

We would like to form a beautification committee to study sign replacement, landscape issues, and overall improvement of the community aesthetics. If you are interested in these exciting issues, please call TWC and come to our next meeting. Hope to see you there.

Tom Tobin
HOA President

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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.



Annual Property Inspections

With spring right around the corner, 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.



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.

Parking Policy Reminder

Parking passes need to be displayed while parked on any common area parking lots within Sterling Park South. As a reminder:

- Each townhome will receive up to two (2) resident and (1) visitor parking permits. No townhome will receive more than three (3) permits. All parking is first come, first served.
- 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 new parking passes.
- VDOT streets are open to the public, which means they are first come, first serve, and you cannot reserve a spot.

If you have any questions regarding this policy, please contact Aimee Round.



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 Aimee Round at:

ARound@twcmanagement.com

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

Spring 2017 Newsletter: No later than March 31st
Summer 2017 Newsletter: No later than June 30th
Fall 2017 Newsletter: No later than October 27th



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!!

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 Aimee Round 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 to become 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.