



# Sterling Park South Townhouse HOA

## Fall Newsletter 2018

### President's Message

#### Articles:

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**TWC Management**  
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**Property Manager:**  
Teresa Whitmore  
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**Assistant Property Mgr:**  
Karen Sine  
[ksine@twcmanagement.com](mailto:ksine@twcmanagement.com)

We held our 2018 Annual Meeting on Monday October 29<sup>th</sup>, and many thanks to the several property owners who submitted proxies, allowing us to conduct our first Annual Meeting with a quorum in several years!

I addressed the membership in attendance, summarizing the following accomplishments for 2018:

- Explored options for two new community signs; surveyed the membership for sign design options; received competitive bids for sign construction, and had two new community signs installed on property.
- Conducted beautification week with best yard contest. Had a large dumpster on site for community clean-up. We did individual trash bag distribution to 172 units to encourage community wide trash pick-up of common area.
- Continued a contractual relationship with the current trash removal company, which included replacement of all trash can equipment, but did not commit us to a long-term costly contract.
- Performed significant tree pruning & removal through our landscape company.
- Continued to work with Loudoun County Sheriff's Office community policing unit.
- Aggressively pursued delinquent accounts.
- Conducted 2018 Annual Inspections and due process hearings as required.
- Worked with auditors to complete the required independent audit.
- Communicated with all membership via quarterly newsletters & website.
- Board conducted quarterly meetings.

We will continue to explore solutions for other community issues in 2019, and we encourage you to attend future Board meetings to have your voice heard.

Tom Tobin  
HOA President

## Trash Totes

New trash & recycling totes were distributed October 26th. In order to make sure your totes are returned to your unit, please consider marking your totes with your street number and street initials. 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.



**Trash Company: American Disposal (703) 368-0500**  
**Trash pickup days: Tuesday & Friday; Recycling on Friday**



### Mark Your Gate & Cans

We would like to encourage everyone to mark their gate with their house number. This is very helpful for many reasons

including making sure your garbage receptacles are returned to the rightful residence. Please be sure to use stencils and/or numbers purchased such as ones that can be screwed into the wood on your fence or firmly attached to your cans. We do not want unsightly paint on any fences or unreadable numbers on the cans.



*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!!*

### Parking Policy Reminder

#### • NO RESERVING Parking Spaces

- 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.
- All parking is first come first served. **Cones are prohibited** in VDOT streets **and** in parking lots. Please stop placing cones, or the Board will be forced to consider an even more stringent parking policy.

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

### REPORT BULK DUMPING

**The community has been experiencing some dumping of large items in the common areas. Please report these issues to TWC as soon as they come to your attention and if you know where the incident originated, please let us know.**

**Email: [KSine@TWCMangement.com](mailto:KSine@TWCMangement.com)**

## **POLICE NON-EMERGENCY (703-777-1021)**

When you do not have a life-threatening emergency but have a concern, question or need to report an incident, the Sheriff's Office Non-Emergency phone number **(703-777-1021)** is the best and fastest number to call for Sheriff's Office services. It is directly connected to Sheriff's Office Call-Takers and Dispatchers, and leaves the 9-1-1 phone lines open for life-threatening emergencies.

There are even online services available for reporting a crime.  
Visit <http://sheriff.loudoun.gov/reportonline> for more information.



## **Lights out?**

As the hours of darkness increase, it becomes even more important that our street lights function properly. 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.

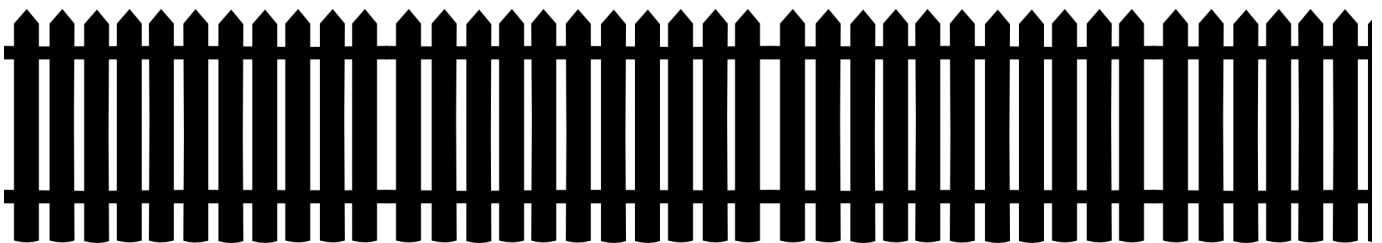
KSine@TWCManagement.com

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## **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.



## **Good Fences make Good Neighbors but Bad Fences make ??????**

After this years annual inspection, it became very apparent that many of the fences throughout the neighborhood are declining. This will be a major focus of next years inspection. Each homeowner is responsible for the back portion of their fence where the gate is located and both neighbors are responsible for keeping the boundary fence between their properties in good repair. It may be a good idea to start now discussing with your neighbors any repairs that are needed, starting the repairs or setting aside money for the repairs which will be necessary in the near future.



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