

Community Update

Sterling Park South Townhouse HOA

President's Message

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I want to introduce myself as your new president of the Sterling Park South Townhouse HOA (Home Owners Association), and update you on recent accomplishments, concerns, and issues affecting our community. Hopefully you have noticed that we contracted a new landscape company in 2013. "Bladerunners" uses smaller mowers which are easier on our front yards, and they take better care of our common grounds than previous landscapers. Our intent is to renew another 1-year contract with them for 2014.

This summer we completed concrete replacement, parking lot milling, and new asphalt overlays in Parking Areas C, D and E, leaving only two parking lots remaining to finish that phase of our 5-year infrastructure rehabilitation project. If your parking lot has not yet been re-done, thank you for your patience; it will be resurfaced in 2014, along with substantial concrete work.

Now that we have made tremendous progress replacing hard surfaces of our common grounds, the biggest problems facing our community continue to be dumping of trash,

occasional vandalism, speeding, and other unwanted activities on our property. Tires, appliances, broken glass, furniture, and all kinds of other trash dumped in our parking lots and around our property, cost money to clean up. Each home owner shares in the extraordinary costs to hire additional labor and pay for special garbage pick-ups to remove junk dumped by other people. So please write down the license plate of any car involved in trash dumping, or any other illegal activities you observe, and call the police! Your participation is the only way we can ever make progress in cleaning up our neighborhood.

We do have a web site (<http://www.sterlingparksouth.com/>) that is currently maintained at the bargain rate of about 29-cents per townhouse annually. The web site includes a site map of our community, along with other helpful information. But unfortunately we have difficulty keeping the web site updated due to lack of volunteer assistance on the Board of Directors. Our long-time president, Claudia Barrett, sold her townhouse and moved; and long-time Board

member, Sven Platemar, also had to resign due to personal reasons. I would like to personally thank them both for years of dedicated volunteer service to our community. Our HOA is currently operating with only two Board members on "holdover" status, and we are in desperate need of volunteers willing to help with membership communications, community beautification, and upcoming decisions regarding vendor contracts and overall management of our community. If you have the time and talent to help, then call Teresa at TWC. Or, if you simply have a message to communicate to all of your neighbors, use the membership forum section of this newsletter, again by simply contacting TWC Management with your message to post in the next newsletter.

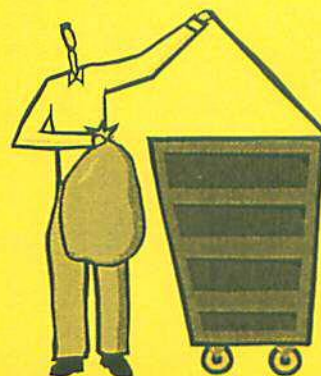
Tom Tobin
HOA President



Trash Totes

Reminder, trash totes must remain in the rear of each property, inside the fence. HOA bylaws state the trash containers are only acceptable outside the property fence beginning the evening prior to trash pick-up until the evening of the trash collection day. All other times, they must remain within the

property fence of your back yard. Trash tends to gather around containers remaining outside the property fence in the common areas, compounding the amount of trash littering the Property. Homeowners are encouraged to report properties in violation to TWC. Remember that large items such as mattresses, sofas will be removed at no charge, just call American Disposal to schedule a pick up!



Trash Company:
American Disposal
(703) 368-0500
Trash pick up
days:
Tuesday & Friday

Snow Reminder

The HOA is responsible for clearing the parking lots, but as a homeowner you or your tenants are responsible for shoveling the sidewalk and 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.



Keep Our Neighborhood Clean!!

Homeowners, please be reminded that it takes all of us, working collectively to keep our Community looking its best. If each of us took the time to keep the area around our homes tidy, free of garbage and clutter, it will go a long way.

Here are some things we can do:

Pick up newspapers that have been delivered but not collected from your front yard.

Remove any litter and refrain from littering in any area in the Community.

Pick up any bottles or

trash left in common areas or parking lots found near your home. Properly dispose of them in recycling bins.

Volunteer to clean a parking lot, or pick up any trash you see whenever you are out walking in the neighborhood.

Sterling Park South Townhouse Association

Please visit us on the
Web!!

www.sterlingparksouth.com

TWC MANAGEMENT
397 Herndon Parkway,
Suite#100
Herndon, VA 20170

Last Board Meeting for 2013

***Monday October 28, 2013 at 6:30 PM at the TWC
Management Office.***

***TWC Office:
397 Herndon Parkway, Suite 100
Herndon, VA 20170***



Membership Forum

Section 55-10.02 of the Virginia Property Owners' Act provides That the Board shall establish a reasonable, effective and free method, appropriate to the size and nature of the Association, for Lot Owners to communicate amongst themselves and with the Board regarding any matter concerning the Association. To that end, this newsletter will be used to distribute any communication from a homeowner member to their fellow homeowners.

Members may submit the Association related communication to TWC Management. All communication must meet the guidelines to be included in the newsletter. There have been no communications submitted. Members wishing to submit communication for distribution may contact TWC for information.

Commercial Vehicles

Please remember that the covenants of Sterling Park South Townhouse Association restrict commercial vehicles. No commercial truck, bus, or other commercial vehicles of any kind shall be permitted to be kept or parked overnight upon any portion of the Property.

Commercial vehicles include trailers like the one in the photo.

Please park all commercial vehicles off property.

