

# Sterling Woods

## April 2024 Digest

Volume #22 Issue #2

<https://www.sterlingwoodscondo.org>

### Board/President's Message

Neighbors, The budgetary decisions implemented in late 2023 by our community and this Board are providing cautionary optimism as we end the first-quarter of 2024.

I am happy to say that our Community is now in a position to meet our monthly ongoing obligations while beginning to build back our reserve funds. Although this is a good beginning, there's much work that needs to be done.

For the remainder of this year, the Board will be focused on building out a plan to provide a detailed analysis of our community's common elements. This analysis will look at both the replacement costs and expected remaining lifespan of our common elements. This plan will help inform all of us as we navigate bringing our long term finances back to acceptable and to understand the true cost of living at Sterling Woods Condominium.

Wishing you a wonderful and healthy spring and summer.

## TOP of MIND Issues

- Besides assessing the life expectancy of our common elements, the Board is weighing in on strategies( gutters, siding & drainage) to maintain our homes and their value.
- As of April 4th, 2024, 91% of the special assessment has been collected.
- Reminders: Please refer to the House Rules for guidance on Homeowner responsibilities.
- Garbage - We noticed some Homeowners are not using containers, garbage bags are generally penetrable to pests such as rodents, crows and racoons. Please call Maggio if you need a new container.



## March/April 2024 Board Decisions

2/28/24	\$9,079.92 transferred from reserve account to operating account. Wolf had paid for the new Pump out of operations Budget.
3/11/24	New Catch Basin installation was approved for the vendor, Discover, to be installed (behind Unit 15).
3/8/24	The Board approved repair of roof #53 for \$2661.00
3/20/24	The Board requested a 2nd estimate for replacement of Gutters.
3/20/24	The Board requested quotes from Vendors to powerwash homes.
3.28.24	The Board approved an internal study of SW Common elements capital costs.
4/1/24	Board approved Cronin & Cronin to file for tax abatement.
4/1/24	Board requested a 2nd vendor quote to repair the electrical box that feeds the pond fountains.

## Committee Reports

**Communication Committee**-Nothing to report

**Elections/Nominations Committee**- Nothing to report

**House Rules Committee**- Nothing to report

**Social Committee**- New Book Club starting April 15th. In addition, the Social Committee is busy creating the following events: Game Day, Sterling Woods Beautification Day, Kentucky Derby Day, and a day at the Long Island Ducks Ball game. More details to come on these events. All events will be posted on the Sterling Woods website.



**Facility Committee** - Thanks to David Kunins, repairs to the front entrance sidewalks and entryway was completed. This committee is collaborating with the Social committee on the Beautification Day Project.



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