

Sterling Woods

May/June 2024 Digest

Volume #22 Issue #3

<https://www.sterlingwoodscondo.org>

President's Message

The information in this Digest explains what the board has been focused on for the short term. We know there are always additional requests that homeowners would like done. We are focused on keeping the fiscal responsibility that this board stressed and committed to almost one year ago.

Although collectively, we have brought ourselves back from the brink of a financial disaster, our finances are still well below our communities' mid-term and future needs. One of the board's focuses is quantifying and presenting these needs to the homeowner community along with the most efficient and cost-effective ways of achieving them. This board is committed to preparing our community for the future while respecting the financial realities that each homeowner must face.

More to come later in the year.

We wish you all a safe and healthy summer.

TOP of MIND Issues

With the Spring season upon us, the Board has been focused on ground maintenance of our properties. Buildings were power washed, gutters cleaned, beds will be mulched and soon overgrown trees will be trimmed. Issues with the pond have resurfaced and we addressed low water levels, an inoperable fountain and the need to rewire the electrical panel to control all fountains. Homeowners, we think two fountains instead of three will still help to improve water aeration, which is necessary for the healthy maintenance of the pond. And so the middle fountain has been moved further south.

In addition the Board continues to manage other challenges (drainage issues, gutters and an unfavorable contract agreement with the Alarm company that supports and monitors our homes)while continuing to explore our options for replacing the roofs and paying for the expense. For your information the catch basin was installed June 14th behind units 15 and 16.

The Board is aware that Verizon has sent out several notices to Homeowners (subj; retiring copper wiring) , we have attempted to contact them to discuss the plan. As soon as we understand the scope of work , we will share.

We want to mention Laura Rangel , Tom's Administrative Assistant .Laura replaces Kristin DePasquale . Laura's contact information is on the Contact Info Page under Homeowners.

Reminders:

- Please refer to the House Rules for guidance on Homeowner responsibilities.
- Security Forms can be found on our website. Please remember to update any new information (email address , new car, dog license information) on the security form and send it to Wolf.

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May/June 2024 Board Decisions

Approval Date	Vendor	Action	Amount(if amt in red its an estimate)
5.1.24	Briscoe	Approved Radio communicator to be replaced in building 14	\$550.00
5.15.24	Briscoe	Approved job for an additional expense to fix building 14 alarm	\$4,245.00
5.16.24	CertaProPainters	Approved Job to Power wash buildings, privacy fence & common walkways	\$15,489.93
5.16.25	Wolf	Approved Funds from Reserve to pay For Power washing of buildings	-\$15,489.93
5.20.24	Confidential	Approved installment payment plan for homeowner with deficiencies	TBD
5.20.25	unit 52	ARC application Installation of a Patio Handrails & storm door - Approved	\$0.00
5.23.24	Wolf	Certified and regular mail letter sent to property owners , adjacent to Sterling Woods ;Homeless man has taken residence	
6.3.24	unit 59	ARC application Step Railing- Approved	\$0.00
6.3.24	Morin Construction	Approved cleaning of Gutters & leaders	\$1,901.03
4.15.24	unit 56	ARC application Installation of a Patio- Approved	\$0.00
6.5.24	unit 16	ARC Application removal of a concrete Patio, installation of Paver patio, stoops and handrails-Approved	\$0.00
6.5.25	n/a	Approval of a Signup form for committee participation on Sterling Woods Website	\$0.00
6.28.24	MacDonald,Rand & Vollaro,LLP	Board approved the financial statements ending in November 30th 2023	
6.28.24	Lehman Plant	Board approved pruning of trees and carting away	\$5,735.66

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	Company	resulting debris	
6.28.24	n/a	Board approved 4 letters to homeowners in violation of the following rules: Window AC not permitted and window wells overgrown with weed.	\$0.00
6.28.24	n/a	Approved installment payment plan for homeowner with deficiencies	TBD
6.28.24	Solitude	The Board approved a new contract for the season .	\$6,446.10
6.28.24	Emerald Electric	Repair of the rewiring for the Fountains for the Pond was approved.	\$1901.03
6.28.24	n/a	ARC application Installation of a Patio was approved for #15	\$0.0

*Please note attempts are made to include all decisions but due to timing, confidentiality or unintentional omission some items may have not been posted.

Committee Reports

Communication Committee- the Board asked Karen Headley to create a committee volunteer form. The form allows a homeowner who wants to learn or sign up for a Sterling Woods committee to do so easily. Please visit the Committee page on our Website. Thank You Karen!

Elections/Nominations Committee- Nothing to report

House Rules Committee- Nothing to report

Social Committee- New Book Club has 12 members. The current Book is "The Tenth Circle" by Jodi Picoult. More information on our Community and Events page. The Social Committee would like to thank everyone who participated on Beautification Day, May 18th. More details on our Sterling Woods Events page. Thank You Colette and the Social Committee for all you do.

Facility Committee -

Thanks to David Kunins, some "material" was removed from the adjacent property to us on 112. David reported this information to Brookhaven Waste Management and the items were removed.

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Tree Trimming Project

Below are pictures of some examples the tree trimming will address. Dates for this work will be shared with Homeowners soon.

Overgrown Bushes



Low Branch over Parking area/spot



Branches near rooflines

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