

Sterling Woods Digest

October/November/December 2024

Volume #22 Issue #5

<https://www.sterlingwoodscondo.org>



The Board of Managers would like to wish each of our Homeowners and their families the very warmest of greetings and best wishes during the holiday season.

President's Message

The board of managers wishes everyone a very happy and healthy holiday season. We hope to see you at the upcoming Open Board Meeting on Feb 20th at 7 PM at the Comsewogue library. We will be holding an election for a position, most likely the treasurer position at the meeting, with additional information being sent out soon for individuals interested in running for office.

We have made good strides in course correcting the community finances, but our challenges continue.

A reserve study will be conducted in 2025 to answer our reserve requirements definitively. The board's future actions will be directly tied to those results. As we navigate our future financial needs, all owners should understand the financial requirements to maintain our community.

I thank all board members, assistants, and volunteers for contributing to the Sterling Woods community this year. I also encourage all our neighbors to get involved by offering their time and talent in a way that fits their lifestyles.

Tony Wills

President

Sterling Woods Condominium, LTD

Top of Mind Issues

- Recycling is now part of Sterling Woods Condominium Community. Brookhaven MANDATES residents to participate in their Curbside Recycling Program, CURB (Clean Up Recycle Brookhaven). Mandatory recycling is collected every week on Wednesdays.
<https://www.brookhavenny.gov/360/Curbside-Recycling> Please refer to Sterling Woods 2025 Garbage Schedule/Calendar which is posted on the Sterling Woods Website.
- 2024 Survey Results were emailed on 10/28/24 to all Homeowners.
[Sterling Woods Reserve Funding and Amendments By Law Survey Questions October 2024](#)
- Board meeting Presentations and or Audio files can be found on Sterling Woods Condominium web page <https://sterlingwoodscondo.org/board-meetings/>
- An additional community meeting was conducted on September 17th, 2024.
- The Annual Budget Meeting was conducted on December 5th, 2024. This is the Link to the slides <https://sterlingwoodscondo.org/board-meetings/> . There is no audio as there were technical difficulties.
- Reserve Study was commissioned. As of now scheduled for January/February 2025.
- Proposed Lithium Battery Storage Facility- New Leaf Energy a Renewable energy company has proposed to build a Battery storage facility next to our property. Concerned homeowners can follow- up with the PJST Civic Association and or follow-up with SW homeowners who

have pro-actively written to our government representative and have attended meetings.

- The Homeowners Association Annual Meeting, in accordance with the CC&Rs, will be held on February 20th ,2025 at Comsewogue Public Library.
- There will be an opening for one member of the Board of Managers. If you have a desire to serve or know of someone that might be interested in serving, please contact Janet Kaiser at 516) 349-0540 or jkaiser@alexanderwolf.com . More details about the meeting will be provided as the date gets closer.

Reminders:

- **Please refer to the House Rules for guidance on Homeowner responsibilities. 2025 UPDATED HOUSERULES MANUAL TO BE RELEASED IN FEBRUARY.**
- **2025 Security Forms can be found on our website and will be emailed to each homeowner. Please remember to update any new information (email address, phone number, new car, dog license information ,) on the security form and send it to Wolf.**

Board Decisions

Approval Date	Vendor	Action	Amount (if amt in red it's an estimate)	Comments
9/26/24	Lehman Plant Company	Board approved the following work: Tree near roadway next to unit 1, Tree near roadway in front of unit 50, Pine between units 28/20, Trimmed branches away by unit 26, Tree on SW property hanging over homeowners property on Kensington.	(\$2607.00)	
9/26/24		Board approved an additional \$30,000 to be invested in a CD	\$ 30,000.00	Matures 4/1/25
9/26/24	TBD	Board approved installation of number labels in back of all units for vendor and emergency identification purposes	PND	
9/26/24		Board approved and signed the satisfaction of undisclosed Homeowner unit		
10/11/2024	n/a	The board approved a \$20 increase to Common Charges and \$250 monthly assessment added to Common Charges for 12 months. \$564 would go to the operating budget & \$305 of the Common Charges would fund the reserves.		
10/12/24	BROOKHAVEN TOWN	Board Approved the action plan to resolve Non-compliance for Recycling Garbage	\$ 0.0	
10/1/24	Cronin & Cronin Law Firm	Board approved authorization to apply for real estate tax reduction	\$ 0.0	
10/11/24	Reserve Advisors	Board Approved to perform a Reserve Study	(\$3,850.00)	

Approval Date	Vendor	Action	Amount (if amt in red it's an estimate)	Comments
10.18.24		Board approved to send out Amendment and Assessment survey results	\$ 0.0	
10.18.24	Verizon	Board approved Verizon can move forward with adding Fiber cables in the community in Spring 25. Copper usage will be decommissioned as per Verizon at a later date.	\$ 0.0	
10.18.24	Solitude	Board approved contract for Apr 1,2025 to Mar 31,2026	(\$4,847.11)	
10.18.24	Discover	The board approved removal of a spruce tree by unit 11 & removal of a tree by unit 38 to ground level.	(\$515.97)	
10.18.24	n/a	Board approved budget meeting to be held on 12/5/24	\$ 0.0	
10.18.24	Wolf	Board approved send letter to Homeowners in regards new charges for 2025 in mid -November	\$ 0.0	
10.18.24	n/a	Board approved posting Reserve Appraisal in SW Website	\$ 0.0	
10.18.24	unit 26	Board approved replacing exterior front door and storm door	\$0.00	
11.25.24	unit 27	Approved ARC application for replacing 4 windows (2 in BR & 2 upstairs BR)	\$ 0.0	
11.26.24	Bolt	Approved For Vendor to do some roof work on unit # 26	Pending	
12.5.24	LawnPro	Approved to pay for total amount Contract Year	(\$6,932.70)	
12.12.24	unit 29	Board approved the repair of the front steps	(\$3,910.50)	

Approval Date	Vendor	Action	Amount (if amt in red it's an estimate)	Comments
12.16.24	n/a	Board approved starting in January 2025 the monthly transfer of \$18,605 from Operations to reserves.	\$ 18,605.00	250+55= 305.00. \$305x 61(homeowners)= \$18,605
12.20.24	Briscoe	Briscoe replaced 13 heat detectors in 8 units. Installed a new keypad in building # 13 (next to unit 38). replaced 2 batteries in the FACP closet at Building # 4 (next to unit 12). These batteries were over 4 years old.	Pending	

*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- Karen has added a feature on Sterling Woods.com. so that Homeowners can now find Community new/updates quicker. More information to Come!

Elections/Nominations Committee- Nothing to report

House Rules Committee- Nothing to Report

Social Committee- This Committee has been hard at work. They have organized for Sunday, January 12th, 1:00 pm, Our Annual After the Holiday Luncheon. at Setauket Pastaria. More information will be emailed to Homeowners.

Facility Committee - Nothing to report

Sterling Woods Garbage Schedule for 2025

Please note Recycle Day is on Wednesday's.

Sterling Woods HOA		★ Holidays	Garbage	Recycling		
Monday / Thursday Service with Recycling						
January						
		★ 1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
February						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	
March						
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					
April						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
May						
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	★ 26	27	28	29	30	31
June						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					
July						
		1	2	3	★ 4	5
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20	21	22	23	24	25	26
27	28	29	30	31		
August						
					1	2
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31						
September						
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28	29	30				
October						
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November						
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30						
December						
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	★ 25	26	27
28	29	30	31			

Sterling Woods Condominium Management Company

Alexander Wolf and Company

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