

STERLING WOODS DIGEST

JANUARY/FEBRUARY/MARCH 2025

[HTTPS://WWW.STERLINGWOODSCONDO.ORG](https://www.sterlingwoodscndo.org)

Presidents Message

We have received the reserve study and met with Reserve Advisers to review it. It is quite detailed, and we are posting it on our website to enhance transparency.

One outcome determined was that if the board had not increased the reserve fund payments as we have, Reserve Advisers would have recommended expanding the fund to \$224,000 per year. This year, we are funding it at \$223,260. This is a positive outcome because the community has made the difficult decision to fund reserves adequately.

The board intends to monitor our expenses and look for opportunities to expedite capital repairs as conditions dictate.

Below is a simplified synopsis of the report:

Significant reserve expenditures are expected in the near future. The study emphasizes the need to prioritize the replacement of asphalt shingle roof assemblies (including gutters and downspouts), life safety systems, repaving of streets and parking areas, replacing irrigation system pumps, and the lift station generator within the next five years.

As of February 15, 2025, the reserve fund balance stands at \$275,731, while the budgeted contributions for 2025 amount to \$223,260.

The study suggests a stable cash flow methodology funding plan, which includes:

Maintaining our annual reserve contributions through 2028.

Potentially reducing contributions in 2029 after completely funding the upcoming roof replacements.

Implement inflationary increases through 2055.

The Reserve Study quantifies known deterioration and future repairs, but they do not reveal unexpected issues or hidden problems that may arise.

Threshold funding years, during which significant expenditures are expected, are projected for 2028 and 2051, mainly due to the phased replacement of asphalt shingle roofs. The funding plan seeks to maintain adequate reserve balances above a critical threshold during these times.

The Board should perform a continuous review of the reserve fund and budget for an update to this Reserve Study in two to three years to ensure that the funding plan remains fair and accurate.

Tony Wills

President

Sterling Woods Condominium, LTD

TOP OF MIND ISSUES

As the days lengthen and the first signs of spring emerge, the Board is reminded of the power of renewal and the beauty of our community. The first quarter of the year has left the Board plenty of projects to follow. The roofs continue to show its age and issues, weather events have brought down a tree on a neighbor's property, our Reserve Study results are in, and the pond has not let us down as we continue to address geese & fountain issues. We Hope Sterling Woods Homeowners enjoy the bursting buds & flowers planted by our residents which will add color along the entrance of Sterling Woods.

The proposed Lithium Battery Storage Facility- New Leaf Energy a Renewable energy company has proposed to build a Battery storage facility next to our property. At the February 20th Sterling Woods Annual Meeting it was suggested if a Sterling Woods Homeowner would volunteer to take the lead to write a letter to our legislator about our concerns having the facility near our homes. Anyone interested in doing this could reach out to the Board.

STERLING WOODS RESERVE STUDY -PLEASE USE THE LINK BELOW TO REVIEW THE STERLING WOODS RESERVE STUDY

[HTTPS://STERLINGWOODSCONDO.ORG/SITE-UPDATES/](https://sterlingwoodscn.do.org/site-updates/)

ROOFS- The Board has made the decision to replace some roofs. Several quotes are being pursued. The determination of which roofs to replace is multifactorial. We examined the history of the building, number of leaks on the building and visual inspections of the roofs were completed. Due to limited funds, this will be approached as one of several phases/steps taken to complete the roof project.

REMINDERS:



- Please refer to the House Rules for guidance on Homeowner responsibilities. The 2025 house rules manual is available on the Sterling woods Website. [Sterling-Woods-Condominium.HOUSE-RULES-2025_FINAL.pdf](#)
- Spring Cleaning: Before you start spring maintenance on your home, remember that exterior changes (doors, windows, AC and egress windows) need to be approved by the Board. Use the form on the website to let us know what you are planning. [final_architectural_modification_packet_2024.pdf](#)



- **Speed Limit in Sterling Woods - The speed limit within Sterling Woods Condominium is fifteen (15) mph. All stop signs must be observed.**
- Not everyone checks the HOA website on a regular basis for important community notices. Alexander Wolf has created an email address mail@notify.onecallnow.com from which “Blast” emails can be sent to all homeowners at once. This email address will be used to send out important and immediate community notices and announcements about concerns or activities in the community. Such as snow removal notices, lawn fertilizer or weed killer schedules, etc. Please make sure that emails from mail@notify.onecallnow.com are not blocked or set up to go to your spam/junk mail folder. You don’t want to miss out on important community notices and announcements. Please do not send inquiries to this email.

- 2025 Homeowner Profile & Security Form can be found on our website or please call Alexander Wolf and Company. 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.
- 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. Please refer to Sterling Woods, Maggio 2025 Garbage Schedule/Calendar which is posted on the Sterling Woods Website.
- Per House Rules Section 9i. Garbage containers.... must be returned to the inside of the garage on the same day as the pick up and may not remain outside.

BOARD DECISIONS

Approval Date	Vendor	Action	Amount (if amt in red it's an estimate)	Comments
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).	(6,995.45)	A total of 29 detectors were approved & replaced. The batteries were over 4 years old.
1.14.25	Bank United	Board approved moving \$40,000 to CD account		\$40,000.00
1.17.25	Macdonald, Rand & Vollaro CPA's LLP	Board approved engagement letter for the FY 2024	(4,200.00)	
1.17.25	CAI Membership	Board approved continued membership to CAI for Board Members	(340.00)	
1.15. 25	A1- Roofing	Board Approved for repairs to flashing repair #51	(1,738.00)	
1.10.25	n/a	Call for candidates for Feb election letter approved	\$ -	
1.17.25	n/a	Security profile form approved	\$ -	
1.17.25	n/a	2025 house rule- Effective immediately SW homeowners must provide documentation proof of condo insurance.	\$ -	
1.17.2025	n/a	2025 House rules approved (Bird feeder, fire pit, Recycle & Terms & Conditions & One-call)	\$ -	
1.17.2025	Battery Energy Storage Project	Discussion on allowing Brookhaven legislator to attend our 2/20 mtg was discussed and agreed there are enough public forums for Homeowners to get additional information.		
1.17.2025	Emerald Electric	Board approved installing thermostats in FACP closet	(4,019.13)	20 thermostats were installed

Approval Date	Vendor	Action	Amount (if amt in red it's an estimate)	Comments
1.17.2025	3 Sons Property Maintenance INC	Board approved to check & repair all locks on FACP closets and make minor repairs.	(869.00)	Checked all 20 FACP closets, installed handles in each closet, repaired locksets on doors as needed & installed new J-Channel to closet for Bld #20
1.15.2025	Bank United	Board approved moving another \$40,000 into CD. Rate 4.35%		maturity date 7/15/25
1.17.2025	pnd	Board approved installing signs at Community entrance and looking into lights for unit home numbers.	(128.00)	
12.30.2025	n/a	Dog etiquette letter approved to be sent to Homeowners.	-	
1.17.2025	pnd	Board approved to get estimates for building # 2 for gutters		
1.17.2025	pnd	Board approved to review other irrigation vendors	pnd	
1.28.2025	Lawn Pro	paid in full annual 2025 services	(6,932.70)	
2.7.25	n/a	It was reconsidered to have the Office of Councilmember Kornreich attend the 2.20 meeting to discuss Battery Energy Storage Project	\$ -	
2.21.25	A-1	Board approved a repair of roof unit #21	(2,718.75)	repaired front lower roof # 21
2.21.25	n/a	Board approved 2024 financials to be mailed to homeowners		
2.13.25	Bank United	Board approved re-investing a maturing CD (#1) for 12 months @4.25%. Balance ASOF \$40,759.45		\$40,759.45 was re-invested. New maturity date 2/18/2026
2/26/25	n/a	Board approved unit 23 backstep renovations	\$ -	
3.5.25	n/a	Board approved unit 16 to install new windows, new front door & new patio doors	\$ -	

Approval Date	Vendor	Action	Amount (if amt in red it's an estimate)	Comments
3.6.2025	n/a	Alexander Wolf notified SW insurance carrier of fallen tree on adjacent property by Kensington way	\$ -	
3.11.2025	n/a	served notice of potential for a SW tree to fall on neighboring property.	pnd	Kensington way
3.14.2025	Bank United	Board approved moving a matured \$30K CD (9.26.24) to be reinvested into a new CD account.		\$40K was reinvested 6-month CD @ 4%
3.21.2025	Allstate Sign& Plaque	Board approved SW Directional sign	(128.00)	Installation by Three Sons
3.21.2025	Discover	Board approved Gutter & drainage work for Building #2	(7,929.63)	6" rear gutters& 4" SDR drain pipes to existing drywell.
3.21.2025	n/a	Board approved unit #XX one time no late fee charge		as of 3.20.25 owes \$1,710.00
3.21.2025	n/a	Board approved continued communications w/# XB to bring balance to zero.		as of 3.20.25 owes \$2,776.00
3.21.2025	pnd	Board approved Building 8 roof to be replaced	pnd	
3.21.2025	pnd	Board approved Buildings (16,17,18,19,20) roofs to be replaced. Pending pricing. These roofs were determined to be in the worst condition.	pnd	
3.21.2025	n/a	Sterling Woods 2025 Phone directory to be sent to Homeowners when all security forms are sent to Alexander Wolf	\$ -	
3.21.2025	pnd	Board approved to get an estimate to cut SW tree from fence line and falling on a Kensington Way neighbor. 2nd tree.	pnd	
3.21.2025	pnd	Board approved to get an estimate for uprooted tree roots between 41& 42	pnd	

3.21.2025	Pnd	Voles identified in the community. The back of units 5,6,7,8 was identified and the Board approved to treat	-\$395	treat all 4 units in front & back
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*Please note attempts are made to include all decisions but due to timing, confidentiality or unintentional omission some items may have not been posted.

STERLING WOODS HISTORY OF CD INVESTMENTS

	6/12 month	Deposit date	Amount	Maturity date	Rate	Earning As of 3.30.25
1	6	8/15/2024	\$ 40,000.00	2/15/2025	4.25%	\$759.45
1	12	2/28/2025	\$ 40,759.45	2/18/2026	4.25%	\$ -
2	6	10/1/2024	\$ 30,000.00	4/1/2025	4.50%	\$331.04
3	6	1/31/2025	\$ 40,000.00	7/15/2025	4.35%	\$ -
4	6	3/18/2025	\$ 40,000.00	9/18/2025	4.00%	\$ -
						1090.49

COMMITTEE REPORTS

Communication Committee- Nothing to Report

Elections/Nominations Committee- Nothing to report

House Rules Committee- Nothing to Report

Facility Committee - Nothing to report

Social Committee- The annual After Holiday Luncheon was terrific with a great turnout. Everyone loved the food and had a lot of good laughs.



The Sterling Woods Book Club continues to thrive. "The Frozen River" is our latest read, and it was a page-turner. The club meets about every six weeks. The next book will be decided upon during the meeting. Come join the club, if interested, let Colette Rodriguez know.

Our next Book Club meeting will be on May 5th. The book is the "New Orleans Seamstress" by Dianne McPhail. Information about two upcoming events in May will be forthcoming.

Colette Rodriguez

Assistant Secretary

Sterling Woods Condominium LTD

RESOURCES

[Joining a Zoom Meeting](#)



[Joining a Zoom Meeting](#)

See three simple ways to join a Zoom Meeting. Introduction - 00:00 Joining via Invite Link - 00:12 Joining inside the desktop or mobile app - 01:23 Joining by inputting a Meeting ID number - 02:04 🧠
Learn more about this here: Zoom Learning Center <https://learning.zoom.us/Joining a Meeting> [https://support ...](https://support.zoom.us)

www.youtube.com

Home Energy Assessments

[Free Home Energy Audit - PSEG Long Island](#)

PSEG of Long Island Provides several programs to evaluate your energy costs and opportunities for efficiency.

Residential Repair Program

The Town of Brookhaven offers a program for seniors to help with maintenance assistance and minor repairs.

[Residential Repair Program | Brookhaven, NY](#)

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			
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								
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			
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					
August									
					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									
September									
	★ 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							
October									
			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				
November									
						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									
December									
	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						

THANK YOU FOR YOUR COOPERATION !



Acceptable Materials for Curbside Recycling

COMMINGLE:

METAL CANS

- Emptied and Rinsed
- Tin, aluminum, and bimetallic cans
- Aerosol spray cans, (empty & caps removed)
- NO cans contaminated with toxic chemicals

PLASTICS #1 and #2

- Emptied and Rinsed
- Water and soda bottles
- Milk jugs
- Detergent bottles
- Plastic Tubs
- NO motor oil containers
- NO styrofoam
- NO plastic bags

NO GLASS

PAPER

- Newspaper
- Copy paper
- Magazines
- Full colored inserts
- NO waxed paper
- NO metallic paper
- NO soiled paper (ie tissues, paper towels, etc)
- NO shredded paper

CARDBOARD

- Corrugated - broken down flattened
- Non-Corrugated - broken down flattened
- NO milk/juice cartoons
- NO egg cartons
- NO soiled cardboard (ie greasy pizza boxes, etc)

Glass should be disposed of in your garbage container or you can drop it off at one of the following locations:

Brookhaven Town Hall
One Independence Hill
Farmingville, NY 11738

Brookhaven Landfill
350 Horseblock Road
Brookhaven, NY 11719

Manorville Compost Facility
Papermill Road
Holtsville, NY 11949

Holtsville Ecology Center
249 Buckley Road
Holtsville, NY 11742

Rose Caracappa Sr. Center
739 Route 25A
MT. Sinai, NY 11766

STERLING WOODS CONDOMINIUM MANAGEMENT COMPANY

Alexander Wolf and Company

Janet Kaiser Senior Property Manager
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