

# STERLING WOODS DIGEST

JULY\_AUGUST\_SEPTEMBER 2025

Volume #25 Issue #3

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

## President's Message

Dear Neighbors,

As another summer ends and fall begins, bringing the holiday season, we hope you recognize the projects the Board has undertaken. This is also the time of year when we start the 2026 budgeting process. Our aim is to keep our monthly expenses to a minimal increase where possible, excluding costs outside of our control, such as energy, insurance, and contractual rate increases.

We have an almost endless list of projects to review, and we're prioritizing the roof replacement project. We've accelerated the roof replacement, and with some luck, we hope to maintain that momentum. More information on the budget will be provided as the plan is developed.

Regards,

Tony Wills

President

Sterling Woods Condominium, LTD

## TOP OF MIND ISSUES

### HIGHLIGHTS FROM THE 2025 NEW YORK LEGISLATURE

Currently there are TWO Bills A8945 and S7600 that direct, New York condominium and cooperative housing associations undertake and maintain capital reserve studies.

Both bills share the following key provisions:

1. **Study requirements:** The studies must incorporate a 30-year funding.
2. **Study contents:** The studies must include an analysis of the property's common areas, anticipated costs for repairs and replacements, and a proposed funding plan.
3. **Timelines:** Associations in existence for more than five years have one year to complete a study once the legislation takes effect.
4. **Funding inadequacy:** If a reserve fund is found to be inadequate, the association must increase funding over a period of three to ten fiscal years, depending on the severity of the shortfall.
5. **Annual review:** The studies must be reviewed annually by the Board and property management company.
6. **Exemptions:** Communities with less than \$25,000 in common area capital assets are exempt from the study requirement.
7. **Effective date:** The act would take effect 180 days after it becomes law.

#### Key differences of A8945 and S7600

As of this date and time the only difference between the two bills is which state office will be designated to receive the completed capital reserve studies and enforce compliance.

**A8945 (Assembly):** Requires the study to be filed with the New York State Comptroller and grants that office the authority to audit and enforce compliance.

**S7600 (Senate):** Requires the study to be filed with the New York State Attorney General and grants that office the authority to audit and enforce compliance.

**Status:** Carried over into 2026.

#### BELOW ARE LINKS TO INFORMATION ON EACH BILL

##### NEW YORK STATE BILL SEARCH ENGINE:

[HTTPS://ASSEMBLY.STATE.NY.US/LEG/?DEFAULT\\_FLD=&BN=S07600&TERM=2025&SUMMARY=Y&ACTIONS=Y&TEXT=Y&COMMITTEE%26NBSPVOTES=Y&FLOOR%26NBSPVOTES=Y](HTTPS://ASSEMBLY.STATE.NY.US/LEG/?DEFAULT_FLD=&BN=S07600&TERM=2025&SUMMARY=Y&ACTIONS=Y&TEXT=Y&COMMITTEE%26NBSPVOTES=Y&FLOOR%26NBSPVOTES=Y)

**NEW YORK STATE SENATE** [NEW YORK STATE SENATE BILL 2025\\_A8945](#)

**SPOTTED LANTERNFLY** - Here is what you should do if you spot one , [Spotted Lanternfly - NYSDEC](#)



**Verizon FIOS installation Project-** This is an initiative to build and expand its fiber-optic network, which provides high-speed Internet, TV, and phone services to homes and businesses. Verizon will notify customers when available. The main installation took place the week of September 8th through September 12th. Excavation around the community to install the conduits for the new service was phase 1. Phase 2 was completed on September 25<sup>th</sup> as Verizon's infrastructure team completed asphalt repairs.

**Full Property Tree Trimming Project** completed on August 14<sup>th</sup> and August 15<sup>th</sup>. This project received many favorable comments. The Board is thinking of scheduling similar future projects to manage overgrowth, dead trees and shrubs pending budget allocations.

Fall cleaning of the Gutters for each home has not been scheduled yet. Future notifications will make residents aware of exact date.

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 20<sup>th</sup> 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. ★ **NEW Task Force created** Council District 1 Battery Energy Storage Systems (BESS) Task Force | Brookhaven, NY by Jonathan Kornreich, our councilperson, The goal being to study the problems with BESSs and where best to site them.

There is a moratorium on the installation of any new battery energy storage systems in the Town of Brookhaven. Two BESSs are under construction in the Town - the first one is on town-owned property on North Ocean Avenue (County Road 83) just north of Sunrise Highway in Patchogue and the second one is on the South Service Road of the Long Island Expressway near the Island 16 movie theater.

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

<HTTPS://STERLINGWOODSCONDO.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. ★ **NEW** Building 16 roof replacement was completed on July 21<sup>st</sup> and 22<sup>nd</sup>. ★ Building 17(units 52 &53) was completed on - September 29th & 30th. And the Board has pre-emptively scheduled the following for roof replacements; Building 19(Units 58&59)- October 23rd & 24th and Building 20(Units 60-61)-November 3rd & 4th.

## 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](#)



- **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](mailto: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](mailto: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.
- Garbage containers. must be returned to the inside of the garage on the same day as the pick-up and may not remain outside.

NEW HOUSE RULE



Hot Tubs are **NOT ALLOWED.**

STERLING WOODS CD HISTORY

CD no.	6/12 month	Deposit date	Amount	Maturity date	Earning Rate	As of 6.30.25
1	12	2/28/2025	\$41,445.52	2/18/2026	4.25%	\$1,445.52
2	6	4/1/2024	\$30,963.71	10/1/2025	4.00%	\$963.71
3	6	7/1/2025	\$40,782.11	1/15/2026	4.25%	\$782.11
4	6	3/18/2025	\$40,449.48	9/18/2025	4.00%	\$449.48
						<b>\$ 3,640.82</b>

RESERVE ACCOUNT ACTIVITY

Sterling Woods		9/30/25
Roof Expenses & Reserves		
Sep	287,887.21	
	(23,000.00)	roof # 18 deposit
Sep 1	<u>18,605.00</u>	reserve contribution
	283,492.21	
	(23,650.00)	roof # 18 final
	(22,900.00)	roof # 17
	(22,900.00)	roof # 19
	(22,900.00)	roof # 20
Oct 1	18,605.00	reserve contribution
Nov 1	<u>18,605.00</u>	reserve contribution
228,352.21		

# *Sterling Woods Motion History*

## **July 18<sup>th</sup>, 2025 -Board Meeting**

- Board approved dates August 25th & 26th for roof replacement of Building #17
- Topic: Skylights placed by builder and need to be replaced were approved by board to be paid by SW when replacing the new roofs. This pertains to units # 2,3, 5,6, 32, 55 and 56 only.
- Board approved to refer Unit XB to legal for non-payment of past due fees.
- Building 1 Approved gutter replacement for back gutters and extending drainage that goes under the patio. Approx. Cost \$9,000.00
- Proposal to clean Pond approved. Cost to clean \$125. Board requested vendor to identify water level. Approx cost \$125.00
- Board approved a sign to be placed behind unit #33 that reads "**No Trespassing The property is protected by video surveillance; Trespassers will be prosecuted.**" The board also requested a notification be sent to Homeowners.
- Made aware irrigation timers have been tampered. Board approved to place locks on them. Notes Needs Follow up.

## **August 1<sup>st</sup>, 2025 - Email**

- Board approved the message: *Dear Residents, please be advised that a new sign has been installed on the south fence facing the woods. The sign reads: "No Trespassing - This Property Is Protected by Video Surveillance. Trespassers Will Be Prosecuted." This measure has been taken to help protect our community and deter unauthorized access. While we do not currently have surveillance cameras in place, we are permitted to post this sign as a lawful deterrent. Thank you for your attention and cooperation. –The Board of Managers* this was emailed 8/4/25

## **August 4<sup>th</sup>, 2025 -Board Meeting**

- Board approved Tree Pruning project. Company, *We Care Trees*, cost approx. \$16,000.00
- Board agreed to wait till the Verizon Project was completed to address asphalt fixes. Such as pot hole at exit.

## **August 15th, 2025 -Board Meetings & Emails**

- Board discussed and approved to replace the remaining 3 roofs, Building (17,19 & 20) by the end of November 2025
- Unit XA has not paid assessment, and late fees are being incurred. Board requested a letter to be sent to Homeowner requesting a plan as to when the outstanding amount will be paid. The letter should advise Homeowner if referred to legal they would have to cover that cost.

- Board approved to have pond edges & south end trimmed. Tony recommended to investigate a service contract given the expense has grown Cost \$125.00
- unit #XS requests to hook up gas fireplace was discussed. Board is waiting for additional documentation. Including an indemnification agreement that would hold harmless Sterling Woods for any future issues. This item is pending approval
- Board discussed creating a house rule for installing a gas fireplace in the home.
- Board made aware and approved Verizon project starting in approximately 2 weeks. Homeowners will be reminded via OneCall, email notifications and posted on Sterling Woods website. NO COST TO SW.
- Grass aeration Project tabled to 2026
- 2025 Phone directory to be emailed to Homeowners
- Board requested a Gutter cleaning Proposal for Fall. Estimate Pending
- Building #1 project to be scheduled in August. Gutter and Drain installation in back of building.
- Electrical vehicle charging station discussed and Homeowner who inquired was referred to house rules.
- 2026 Budget work starts in September. HOA fee was discussed.

#### **September 4<sup>th</sup>, 2025 -Email**

- Board approved dates for Verizon Fios project. dig dates Sep 8<sup>th</sup> to Sep 12<sup>th</sup>. NO COST TO SW.

#### **September 8<sup>th</sup>, 2025 -Email**

- Board reviewed the benefits and consequences of installing a hot tub in patios. Concerns, surrounding issues due to drainage, property loss could expose SW to financial risks. Notes: Some consequences are, one water expense would be burden on community, not individual Homeowners. Another example is draining water into a patio area where drainage issues exist.
- Board reviewed replacing more roofs before the end of 2025. will discuss with vendor. Notes: also noted on 8/15/25
- Board approved social functions, Movie Time & Dinner and End of Summer Barbecue. Budget Approved \$200.00.

#### **September 15<sup>th</sup>, 2025 -Email**

- Made aware by Homeowner unit XS, they were withdrawing request to connect fireplace to gas to make it operable. Internal Wall will be made whole. NO COST TO SW.

#### **September 19<sup>th</sup>, 2025 -Board Meeting**

- Unit XB, lien filed with county clerk 8/29/25 Amount owed \$6,500.00. Board is aware home to be placed for sale.
- Sterling Wood Budget received. Board will review.

**September 26<sup>th</sup>, 2025 -Email & Discussion**

- Board Approved Architectural request for Unit 53, 2 window replacements. 2 Living Room south Windows to be replaced.
- Board Made aware Unit XA paid in Full on 9/24/25

\*Please note attempts are made to include all decisions but due to timing, confidentiality or unintentional omission some items may not have been posted. Values in red are estimates of expense.

# COMMITTEE REPORTS

**Communication Committee-** - Nothing to Report

**House Rules Committee-** Nothing to Report

**Facility Committee** - Nothing to report

**Social Committee-** Social Committee Report Below



"We reap what we sow" particularly as it pertains to our community this summer. Who hasn't noticed the beautiful flowers that grace of Sterling Woods? We all are certainly enjoying the extra flowers that were donated and planted. Thank you again for your donations and physical labor!

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Sterling Woods enjoyed several events this Summer. "Taco and Trivia Night" was fun, delicious, and profitable for the three winning teams with cash prizes: First place prize \$50.00, Second \$30.00, and Third \$20.00! Everyone had a great time and wants to repeat the event next year. (picture)

We also enjoyed concerts by "Sounds of Symphony Orchestra" at the library by our own Sterling Woods resident, cello player, Adam Kuhn. If you missed any of their performances, there will be more in the future. Watch announcements and fill your soul with wonderful music. (picture)



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Lastly, Sterling Woods held its annual End of Summer Get-together. This year, Hamburgers and Hot Dogs and delicious sides were served, which was a big success! We thank the volunteers who made this event possible.



Social Committee Report.Cont..

All had an enjoyable time at the "Movie and Dinner Night" They saw "Downton Abbey" then went to Benchwarmers to discuss the film.

The Book Club continues with a new book every six weeks. Our next meeting will take place on October 13th.

We are reading "The Doorman" by Chris Pavone. There's still time to join, so let Colette Rodriguez know if you are interested.

We can look forward to more events in the fall, so stay informed. Start saving your canned goods for our Food Drive. Remember, socializing and getting involved have many benefits that can improve your health, so sign up or volunteer; it's a win-win!

Colette Rodriguez

## BEYOND THE BERM

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### THINGS TO DO IN PORT JEFFERSON

[Port Jefferson Things To Do | The Greater Port Jefferson Chamber of Commerce](#)

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### HERITAGE PARK EVENTS IN MOUNT SINAI

[Discover Heritage Park Events & Activities in Mount Sinai, NY | Eventbrite](#)

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### SUMMER CONCERTS & MOVIE NIGHTS THEY STILL HAVE FALL EVENTS

[Summer Concerts & Movie Nights - THE HERITAGE CENTER](#)

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### STERLING WOOD HIGHLIGHTED IN PUBLICATION

<https://tbrnewsmedia.com/port-jefferson-station-residents-question-battery-storage-proposal-at-sterling-woods-meeting/>



# 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](https://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.

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			

## Alexander Wolf and Company

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