

STERLING WOODS DIGEST

OCTOBER_NOVEMBER_DECEMBER_2025

Volume #25 Issue #4

Message from the President

Dear Neighbors,

As another year draws to a close, my thoughts turn to an enduring theme: Service. Whether to family, friends, or neighbors, service is the ultimate expression of gratitude for the blessings we share, even amid the trials we have faced.

In February, our community faces a pivotal moment as we elect two new board members. Caring for the common good is not just a responsibility; it is the heartbeat of this neighborhood. Please consider extending your service this year by running for a seat on the Board.

To those considering this step, know this: You will not be alone. You will step into a robust support system. Ours is a community that understands the weight of these decisions. Even in moments of disagreement, we remain united by a single, shared goal: the long-term prosperity and well-being of the place we call home.

As this is my final message as President, I want to express my deepest thanks to every neighbor who has shared their time, talents, and voice. It has been an honor to serve you. Our new leadership will need that same spirit of support.

Wishing you and your families a happy, healthy holiday season.

Regards,

Tony Wills

President

Sterling Woods Condominium, LTD

TOP OF MIND ISSUES

On November 21st, 2025, Sterling Woods Homeowners were notified of a new property manager. Jaskiran Beri, known as Jaz, will be the community's property manager. Her contact information and her assistant, Megan Cave, information can be found below and on the Sterling Wood website.

Jaskiran Beri, Property Manager

516-349-0540, ext. 235

Email : jberi@alexanderwolf.com

Megan Cave, Administrative Assistant

(516) 349-0540, ext. 247

(516) 349-7751 (FAX)

Email : mcave@alexanderwolf.com

ANNUAL MEETING & ELECTION OF HOMEOWNERS

- Tuesday, February 17, 2025 – 7:00 p.m. at Comsewogue Library
- Tony's Board seat will be up for election for a 3-year term
- Additional vacancy created by Raphy's resignation to be filled (1-year remainder term)
- Alexander Wolf & Company will issue the Call for Candidates Notice in early January
- Homeowners will have 10 business days to submit:
 - Letter of intent
 - Short biography
- After the submission period closes, Alexander Wolf & Company will send:
 - Official Notice of Annual Meeting & Election
 - All required annual meeting materials
- Notices and materials will be mailed and emailed 5–10 days prior to the meeting

STERLING WOODS 2026 BUDGET MEETING

PLEASE USE THE LINK BELOW TO VIEW THE MEETING

https://zoom.us/rec/share/Or_hpduEpKHS2NYHyDockkpv5hwaKOrPagrskz9IFTBA5BiPTM4rrr6xZprg2nQF.PJ8SrP125NBQ8Tbu?startTime=1765497731000 Passcode: r!5^oh3Q

2026 Budget Meeting Slides



2026 Budget Meeting

Dec 11th , 2025



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Agenda

- Approval of minutes
- Introduce New Homeowners
- Introduce New property Manager Jaskiran (Jas) Beri
- Budget walk-through
- Roof update
- Upcoming elections
- Q&A



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Welcome to Our New Neighbors

- #17 Therese (Terry) Marchese & Nicholas (Nick) Taverna
- #26 Tracy Tarantino -Hatton & Chris Hatton

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New property Manager

- Jaskiran “Jas” Beri has been with Alexander Wolf & Company, Inc. for over five years, serving in a variety of roles —beginning as an Administrative Assistant and advancing to Property Manager; demonstrating her knowledge and expertise across many aspects of real estate management. She brings more than 24 years of combined experience in vendor management, communication, and service coordination, and she is excited to be serving the community.

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2026 vs 2025 Sterling Woods Budget



Expense Category	Dec 23 to Dec 2024 Budget	%-/+ from 2023 Budget (Calendar Year)	2023 Budget	%-/+ from 2025 Budget (Calendar Year)	2025 Budget	Crosswalked to 2025 Wof Budget
Landscape	\$ 9,657.50	0.00%	\$ 9,658.00	0%	\$ 9,658.00	Landscape - Contract
General Liability	\$ 46,660.00	-15.58%	\$ 55,000.00	30%	\$ 46,660.00	Insurance - General
STP/Sewers	\$ 41,000.00	-6.30%	\$ 43,500.00	4%	\$ 40,000.00	STP Equipment
Reserves	\$ 40,000.00	0.00%	\$ 40,000.00	429%	\$ 212,400.00	Reserves
Snow Removal	\$ 36,000.00	-0.48%	\$ 36,300.00	0%	\$ 36,000.00	Snow Removal
Management Fees	\$ 26,000.00	-4.21%	\$ 27,100.00	0%	\$ 26,000.00	Management Fee
Water	\$ 25,000.00	0.00%	\$ 25,000.00	-2%	\$ 25,500.00	SCWA Water
Trash Removal	\$ 20,757.50	0.00%	\$ 20,757.50	0%	\$ 20,000.00	Rubbish Removal
Repairs/Plant	\$ 20,000.00	40.00%	\$ 14,285.71	25%	\$ 17,500.00	Repairs/Plant
Electric	\$ 16,805.33	2.38%	\$ 16,390.00	-2%	\$ 16,800.00	Rep Electric
Alarm Monitor/Insp	\$ 14,424.28	0.52%	\$ 14,300.00	-2%	\$ 14,000.00	Monitoring
Landscape Chemicals	\$ 12,972.00	0.22%	\$ 12,900.00	0%	\$ 13,000.00	Lawn Chemicals
Landscape Other	\$ 11,000.00	-27.27%	\$ 15,000.00	-2%	\$ 14,700.00	Landscape - Additional
Security/Alarm Maint	\$ 10,000.00	0.00%	\$ 10,000.00	-22%	\$ 7,800.00	Security (Alarm)
Irrigation	\$ 9,000.00	-33.33%	\$ 13,500.00	0%	\$ 9,000.00	Irrigation - Sprinklers
STP (R&P) Waste	\$ 8,000.00	0.00%	\$ 8,000.00	4%	\$ 7,800.00	STP
Pond	\$ 8,000.00	-25.00%	\$ 10,666.67	4%	\$ 8,000.00	Pond
Legal Fees	\$ 7,200.00	-20.00%	\$ 9,000.00	33%	\$ 4,800.00	Legal Fees
STP Contingency	\$ 6,000.00	41.67%	\$ 4,200.00	0%	\$ 6,000.00	STP Improvements
Contingency	\$ 5,000.00	11.56%	\$ 4,464.29	-9%	\$ 4,800.00	Contingency
Electrical Rep	\$ 4,200.00	-71.43%	\$ 15,000.00	0%	\$ 4,200.00	Electrical Repairs
Accounting Fees	\$ 4,000.00	0.00%	\$ 4,000.00	10%	\$ 4,400.00	Audit Fees
Umbrella Liability	\$ 2,400.00	36.36%	\$ 1,750.00	18%	\$ 2,000.00	Umbrella
Officers Policy	\$ 2,356.00	-0.28%	\$ 2,365.00	20%	\$ 2,800.00	Officers Policy
Misc Office	\$ 2,000.00	-10.00%	\$ 2,222.22	33%	\$ 2,400.00	Misc - Admin
Pest Control	\$ 2,000.00	0.00%	\$ 2,000.00	100%	\$ 2,000.00	Pest Control
State Taxes	\$ 175.00	-11.18%	\$ 197.50	0%	\$ 1,000.00	Corporate State Taxes
Postage	\$ 100.00	10.00%	\$ 90.91	0%	\$ 100.00	Postage
Gas Natural Grid	\$ 100.00	0.00%	\$ 100.00	20%	\$ 120.00	Natural Gas
Debt	\$ 100.00	100.00%	\$ 0.00		\$ 0.00	
Bank Fees	\$ -		\$ -		\$ -	
Expenses Indirect	\$ -		\$ -		\$ -	
Plumbing	\$ -		\$ 20,000.00	200%	\$ 100.00	Plumbing
			\$ 500.00	100%	\$ 500.00	Supplies
			\$ 240.00	0%	\$ 240.00	Fees - Permits
			\$ 100.00	200%	\$ 50.00	Duplicate
			\$ -		\$ -	Legal Fees
			\$ 438,399.72		\$ 463,108.00	
			\$ 438,399.72		\$ 438,399.72	

2026 vs 2025 Sterling Woods Budget table

Expense Categories	Dec 23 to Dec 2024 Budget	% +/- from 2024 Budget	2025 Budget (Calendar Year)	% +/- from 2025 Budget	2026 Budget (Calendar Year)	Crosswalked to 2025 Wolf Budget
Landscaping	\$ 58,657.50	0.00%	\$ 58,658.00	0%	\$ 58,658.00	Landscape-Contract
General Liability	\$ 46,560.09	-15.59%	\$ 39,300.00	30%	\$ 51,000.00	Insurance - gen lia
STP/Sewers	\$ 41,000.00	-6.10%	\$ 38,500.00	4%	\$ 40,000.00	STP Sagamore Treatment
Reserves	\$ 40,000.00	0.65%	\$ 40,260.00	428%	\$ 212,490.00	Budgeted Income
Snow Removal	\$ 36,000.00	-0.42%	\$ 35,850.00	0%	\$ 35,850.00	Snow removal
Management Fees	\$ 24,000.00	-4.17%	\$ 23,000.00	0%	\$ 23,000.00	Management Fee
Water	\$ 23,000.00	0.00%	\$ 23,000.00	-2%	\$ 22,500.00	SCWA Water
Trash Removal	\$ 20,737.20	0.00%	\$ 20,737.00	6%	\$ 22,000.00	Rubbish Removal
Building Maint	\$ 20,000.00	40.00%	\$ 28,000.00	25%	\$ 35,000.00	Repair & Maint
					\$ 5,000.00	Roof Repairs
Electric	\$ 16,805.33	2.35%	\$ 17,200.00	-2%	\$ 16,800.00	PSEG Electric Security (Alarm)
Alarm Monitor/ Insp	\$ 14,424.28	0.52%	\$ 14,500.00	-3%	\$ 14,000.00	Monitoring
Landscaping-Chem/fert	\$ 12,972.00	0.22%	\$ 13,000.00	0%	\$ 13,000.00	Lawn Chemicals
Landscaping Other	\$ 11,000.00	-27.27%	\$ 8,000.00	-3%	\$ 7,800.00	Landscape-Additional
					\$ 7,800.00	Tree Trimming
Security/Alarm Maint	\$ 10,000.00	0.00%	\$ 10,000.00	-22%	\$ 7,800.00	Security (Alarm) additional
Irrigation	\$ 9,000.00	-33.33%	\$ 6,000.00	0%	\$ 6,000.00	Irrigation-Sprinklers
STP (R&M) Waste	\$ 8,500.00	0.00%	\$ 8,500.00	-8%	\$ 7,800.00	STP repairs/maintenance
Pond	\$ 8,000.00	-25.00%	\$ 6,000.00	-6%	\$ 5,650.00	Pond
Legal Fees	\$ 7,524.00	-20.26%	\$ 6,000.00	-33%	\$ 4,000.00	Legal fees
STP Contingency	\$ 6,000.00	41.67%	\$ 8,500.00	0%	\$ 8,500.00	STP Improvements
Contingency	\$ 5,000.00	119.66%	\$ 10,983.00	-9%	\$ 10,000.00	Contingency
Electrical R&M	\$ 4,258.32	-71.82%	\$ 1,200.00	0%	\$ 1,200.00	Electrical Repairs
Accounting Fees	\$ 4,000.00	0.00%	\$ 4,000.00	10%	\$ 4,400.00	Audit fees
Umbrella Liability	\$ 2,420.00	36.36%	\$ 3,300.00	18%	\$ 3,900.00	Ins Umbrella
Officers Policy	\$ 2,166.00	-0.28%	\$ 2,160.00	20%	\$ 2,600.00	Ins D&O \$2,156 pd by Camco
Misc Office	\$ 2,000.00	-10.00%	\$ 1,800.00	33%	\$ 2,400.00	Misc - Admin
Pest Control	\$ 2,000.00	0.00%	\$ 2,000.00	100%	\$ 4,000.00	Exterminating
State Taxes	\$ 675.00	-11.11%	\$ 600.00	67%	\$ 1,000.00	Corporate St tax
Postage	\$ 650.00	10.77%	\$ 720.00	0%	\$ 720.00	Postage
Gas Natl Grid	\$ 500.00	0.00%	\$ 500.00	20%	\$ 600.00	Nat'l Grid Gas
Dues	\$ 350.00	-100.00%				
Bank Fees	\$ -					
Engineering Fees	\$ -					
Plumbing	\$ -					
			\$ 20,000.00	-100%		Roof Repairs
			\$ 500.00	-100%		Supplies
			\$ 240.00	0%	\$ 240.00	Fees - Permits
			\$ 100.00	300%	\$ 400.00	Duplication
			\$ -			Legal Tenant
	\$ 438,199.72		\$ 453,108.00		\$ 636,108.00	

12 Month Budget Comparison

	Dec 23 to Dec 2024 Budget	2025 Budget (Jan to Dec)	2026 Budget (Jan to Dec)
Total Budgeted Operating Funds & Reserve	\$ 438,199.72	\$ 453,108.00	\$ 636,108.00
less Reserve Contribution	\$ 40,000.00	\$ 40,260.00	\$ 212,490.00
Assesment	\$ 183,000.00	\$ 183,000.00	\$ -
Total Reserve Contributions	\$ 223,000.00	\$ 223,260.00	\$ 212,490.00
True Operating Budget	\$ 398,199.72	\$ 412,848.00	\$ 423,618.00

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Budget - Monthly payments

- 2026 monthly contributions \$869
- Monthly contributions \$53,009
- Monthly reserve contributions \$17,705
- Monthly Operating revenue (Budgeted) **\$35,319**
 - **2.6% increase in operating budget**

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Budget - Monthly payments

2026 monthly contributions \$869
 2025 monthly contributions \$869

\$290 of this payment will go into the reserve fund monthly

This increases our operating contribution by \$15 a month (2.6%).

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Roof Replacement Project -Status

Building #	Unit #'s	Vendor	Date	Expense	Board
13	38-41	Bolt	5/2023	\$ 55,000 \$ 55,000	Replaced by prior board
8	25-28	Ansen	5/2025	\$ 38,560	Replaced by present board
16	50-51	Ansen	7/2025	\$ 23,940	
18	54-57	Ansen	8/2025	\$ 46,560	
17	52-53	Ansen	9/2025	\$ 23,460	
19	58-59	Ansen	11/2025	\$ 23,140	
20	60-61	Ansen	12/2025	\$ 22,900	
				\$ 178,560	
	Grand Total Roof Expense YTD			\$ 233,560	

Please note there was an error , refer to slide # 13

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Remaining Roofs for Replacement

Roofs Identified by Current Board for Replacement				
Building #	Unit #'s	Vendor	Date	Expense
5	13-16			\$38,000
2	5-8			\$46,000
6	17-20			\$38,000
				\$122,000

**Estimated Cost
\$455,620**

Remaining Buildings to be Scheduled				
Building #	Unit #'s	Vendor	Date	Expense
1	1-4			\$46,000
3	9-10			\$20,000
4	11-12			\$20,000
7	21-24			\$38,000
9	29-30			\$38,000
10	31-33			\$34,720
11	34-35			\$22,900
12	36-37			\$38,000
14	42-45			\$38,000
15	46-49			\$38,000
				\$333,620

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Election Process

- **Annual Meeting & Election of Homeowners**
- Tuesday, February 17, 2025 – 7:00 p.m. at Comsewogue Library
- Tony's Board seat will be up for election for a 3 -year term
- Additional vacancy created by Raphy's resignation to be filled (1 -year remainder term)
- Alexander Wolf & Company will issue the Call for Candidates Notice in early January
- Homeowners will have 10 business days to submit:
 - Letter of intent
 - Short biography
- After the submission period closes, Alexander Wolf & Company will send:
 - Official Notice of Annual Meeting & Election
 - All required annual meeting materials
- Notices and materials will be mailed and emailed 5–10 days prior to the meeting

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Q & A

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Correction to slide #9

Roof Replacement Project -Status

Building #	Unit #'s	Vendor	Date	Expense	Board
13	38-41	Bolt	5/2023	\$ 55,000	Replaced by prior board
				\$ 55,000	
8	25-28	Ansen	5/2025	\$ 38,560	Replaced by present board
16	50-51	Ansen	7/2025	\$ 23,940	
18	54-57	Ansen	8/2025	\$ 46,560	
17	52-53	Ansen	9/2025	\$ 23,460	
19	58-59	Ansen	11/2025	\$ 23,140	
20	60-61	Ansen	12/2025	\$ 22,900	
				\$ 178,560	23,780
					179,440
	Grand Total			\$ 298,560	234,440
	Roof Expense				
	YTD				

**STERLING WOODS CONDOMINIUM, LTD.
C/O ALEXANDER WOLF & COMPANY, INC.
ONE DUPONT STREET, SUITE 200
PLAINVIEW, NY 11803**

First-Class Mail & One-Call

November 26, 2025

To All Home Owners
Sterling Woods Condominium
Gettysburg Drive
Port Jefferson Station, NY 11776

Re: 2026 Budget Letter

Dear Home Owners,

We recently completed a thorough review of the Condominium's financial operations and the board analyzed the 2026 budget needs. It became abundantly clear that our costs will continue to rise.

We have two components of the monthly HOA fees we pay. The amount that is designated for NOE (normal operating expenses) and the amount we allot to the reserve fund that are earmarked for large capital expenditures (Roofs, alarms, STP, etc.) and unexpected/emergency needs (fallen trees, etc.).

In 2025, our total monthly HOA fee was \$869. Of which \$305 was sent to the reserve fund, with the remaining \$564 being used for our NOE. After analyzing our NOE needs for 2026, we have determined that the NOE fund will need to increase to \$579 per household per month, leaving \$290 to be sent to reserves.

This board's intention is **not to raise** the \$869 per household per month, but we need to understand that we will allocate less to our reserve fund. The need to increase our monthly NOE funds will be ongoing as we begin negotiating new vendor agreements for fiscal 2027 and beyond. (landscaping, Alarms, snow removal, etc.).

At the same time, we need to understand the pressure on our reserve fund. (finishing the roof replacement project, alarm replacements, irrigation, STP, etc.).

This board has always considered the \$869 monthly fee a necessity to repair the years of mismanagement and to prepare our community for the future, meaning that, because of all the reasons previously stated, the amount going to the reserve fund was not a special assessment.

We think removing the designation of special assessment gives our current and future homeowners a realistic picture of the ongoing costs of living in our community.

Accordingly, this letter serves as official notice that the "**special assessment**" designation will **be removed effective January 1, 2026**. Beginning that date, the monthly charge of \$869.00 will be billed solely as the regular common charge.

We know this realization is a burden to some homeowners, and this Board does not take that lightly. This Board's only responsibility is to provide honest, transparent, fiscally responsible direction for the long-term security of our community.

We understand subsequent Boards may alter how these funds are classified. This Board's only hope is that future Boards maintain the path of fiscal responsibility that this community and Board have worked hard to restore.

If you make your monthly payment online using ClickPay or through your banking institution, please make sure to change your future payments to reflect the new common charges listed in your January 2026 billing statement. ClickPay, or any other banking institution, may not automatically change the amount remitted by electronic payment or credit card depending how the account was set up. We recommend that you review and confirm the change whenever there is a revision to your monthly billing charges.

As always, the Board and Management are fully committed to controlling expenses, ensuring the Condominium's fiscal health, and protecting each of our investments.

If you have any questions or concerns regarding the budget, please contact Jaskiran Beri of our management team at (516) 349-0540.

We hope all homeowners will attend the **Budget meeting on December 11th** to participate in community governance.

Very truly yours,

Board of Managers
Sterling Woods Condominium, Ltd.

2026 RUBBISH REMOVAL/RECYCLING CALENDAR FROM MAGGIO

Sterling Woods		★ Holidays		Garbage		Recycling	
Monday /Thursday service							
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			

Below is a link to the Brookhaven Town Curbside Recycling list.

<https://www.brookhavenny.gov/360/Curbside-Recycling>

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 volunteers 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/](https://sterlingwoodscendo.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. ★ Building 16 roof replacement was completed on July 21st and 22nd. ★ Building 17(unit #s 52 &53) was completed on September 29th & 30th. Building 18 (units 54-57) was completed on August 28th. And the Board has pre-emptively scheduled the following roofs for replacement; Building 19(Unit #s 58&59)- October 23rd & 24th and Building 20(Unit #s 60-61)- November 3rd & 4th. ★ **NEW** The following Building roofs have been identified to be replaced 5, 2 & 6 future date to be determind.

STERLING WOODS DIGEST ANNOUCEMENT

Sterling Woods Homeowners will now be receiving monthly newsletters in a new format. More information to come soon.



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 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.
- **A new Homeowner Profile & Security Form has been updated and can be found on our website. 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 2026 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.

Sterling Woods Motion History

EMAIL 10/10/25

- Susan confirmed unit # #7 is a builder skylight unit, # 7 is eligible for new skylight with roof replacement. Volume #25 Issue #3 failed to mention unit # #7.

Meeting 10.15.25

- Board agreed and approved unit #s 5 & 8 to be assessed for Voles
- Board notified of potential privacy issues between unit #s 28 & 29 secondary to a shrub/tree removal. Board discussed replacement in future. needs follow up
- Alexander Wolf to make unit # XD aware of House rule which does not allow air conditioners in window.
- David Kunins, chair of Facility Committee, spoke to Board for 10 minutes on some issues. One being pooling water between two properties. The Board will discuss a remedy with Wolf.
- Wolf will send a 2nd letter to Homeowner unit # XC. This in response to Homeowner expects Community to pay for Patio steps as per homeowner due to gutters. Homeowner threatening to take to small claims court. Board reviewed with property manager, events and actions taken thus far. Board approved in May 2025 for a Masonry and Gutter vendor to examine the issue. Both stated waterflow from gutters could not have caused damage as claimed by Homeowner. 5/16/25 assessment by mason and Gutter vendor. 6/27/25 based on assessment Board agreed this would fall under homeowner responsibility.
- Wolf & Alexander will remind unit # XB about requiring fixing the garage door dents. This will be included in any communications.
- Board agreed to have budget meeting on December 11th.
- Board agreed to identify next buildings for roof replacement in 2026 at least 3 buildings
- Unit # XD Homeowner requested copies of landscaping contracts. Board agreed to send a letter detailing procedure for requesting paperwork. Contracts are not typically shared with Homeowners; Board will review with Alexander Wolf.

Homeowners can see expense in other accounting paperwork. Homeowner email received 10/9. Other discussion points brought up were the ability for Homeowners to receive requested material by email as opposed to picking up at Alexander Wolf Office. A reason for this is that homeowners can review requested paperwork with Property manager. Requires Follow up with Wolf

- Discussed winterizing waterfall

EMAIL

- Ansen requested building 19 in the slot reserved for building 20, Monday & Tuesday November 3rd and 4th. Then follow up with Building 20 which would be scheduled for Monday and Tuesday December 8th and 9th. "Board approved.

Board Meeting 10.17.25

- Patio size was discussed for Homeowner unit. Board concluded further review once a completed ARC form was submitted for patio installation.
- Received Demand Letter from unit # XK. Board agreed to send to consul to address.
- Received Photos of mites attaching to front porch, railings, gutter. Board approved power wash of Unit # 22 & 23. Building #7. Seems to come from Diseased tree. crape myrtle. Board discussed adding \$ 8K/yr to budget for Power washing Project every 12 months. (Y1 buildings, Y2 fences, sidewalks etc.)
- Discussed notification process to Homeowners when updating house rules, amendments to House rules. The Board also discussed several forms (Annual Security Form, Table of Contents of Architectural Modification Request, Contractor's license to operate in the County or Town, adding a Wolf Indemnification Form, EV Charging station, etc.). **As per Bylaws any new house rule or amendments a copy should be delivered to each home.** Current practice satisfies this via a vie communication via email and the Digest. It's even posted on the website. Table of Contents and Security form and Indemnification require further discussion. Will Update the website to find amendments in the house rules section.
- Prerequisites were provided to unit # XF to facilitate the rental process. It was noted multiple communications regarding this topic have occurred.
- Unit # 42 requests more dirt & grass in front of the unit. A request to have 3 bushes in front of front window removed. Board would like Landscaping to put down dirt, grass, seeds. Planting will most likely happen in Spring.
- Unit # XC- will be addressed with a letter. Homeowner requests community to pay for repairs to rear steps. Board determined long term wear and tear was not due to gutters. Response letter to be shared with Board before sending out to Homeowner.

- Unit # XD will be addressed with a letter. Homeowner requested copies/access to Vendor contracts. We agreed to send 2023 & 2024 financials; the contract rate is in the financials. Draft response letter to be shared with Board.
- A Homeowner inquired if we could install a pool and remove the pond.
- Fire inspections notices to go out. Board approved.
- Power washing approved for Building #7.

EMAIL 10.20.25

- House Rules – recently disclosed to current Board, the following House rules had been incorporated, which was published in past newsletters but not in House Rules Manual. No information was transferred from the previous Board to the current Board during the transition period.
 - Board approved previous (summer 2022 newsletter) Board house rules on **Electric Vehicle Charging stations.**
 - Board adapted and approved **Hot Tub House Rules** from Previous Board.
- Board agreed to meet with attorneys to address demand letter from unit #XK_

EMAIL 10.22.25

- Letter approved to go to Homeowner unit # XC
- Letter approved to go to Homeowner unit # XD

EMAIL 10.27.25

- Pond fountain to be removed, cleaned and stored in our shed scheduled for 10.28.2025

EMAIL 10.28.25

- R&W Engineers- Would do the design for the proposed recommendations for unit #XK for \$2,500.00 , this would not include solicitation of bids as we think the onsite landscaping company could probably do the proposed improvements.

EMAIL 10.29.25

- Request from new home owner unit # XS to remove shrubs along garage for their move was denied. Board does not remove plants that are alive unless they cause an issue. Homeowner advised can submit form to remove and replace at

his cost. for immediate remediation can place a tarp over shrub.

EMAIL 10.31.25

- Board approved to reimburse Unit # 42 for a total of \$1385.44 for clogged sewage pipes from tree roots invading the pipes. Christopher the Plumber for \$675. and Roto Rooter for \$710.44. 2nd stage of repair Roto Rooter to excavate a trench and repair broken, cracked or leaking joints of sewage in the street. \$5,981.25.

EMAIL 11.3.25

- The FACP closet for building # 15 next to Unit #46 has been locked. Several reports of changes with equipment.

EMAIL 11.4.25

- Notified by unit # 53 of the sun and warping of the house siding. Board is aware as many unit #s have shown this issue. Board will table for now.

EMAIL 11.5.25

- Board approved meeting dates for Budget and election. 12/11/25 & 2/17/26
- received engineer report on unit # XK drainage issues. Board will review.

EMAIL 11.19.25

- Board approved 2026 Budget letter to SW community.

Meeting 11.21.25

- Alexander Wolf New property manager announcement letter approved

EMAIL 12.1.25

- Next set of building roofs to be replaced 5, 2 & 6. Building #6 (unit #s 17-20) 2 large unit #s & 2 small unit #s, rear of this building was replaced (by Bolt). Ansen

will determine if they have to replace the entire roof or not. These roofs are the next set with extensive repair history over an 8-year period.

EMAIL 12.3.25

- Encore-Alarm company to give estimate to replace Briscoe, when contract terms in 3rd QTR oof 2026. Will ask 3 Homeowners with unit #s A,B,C to allow for a visual inspection that will assist with quote determination.

EMAIL 12.4.25

- Approved request by Family in unit # XG for second late fee to be removed, Homeowner has been in hospital

EMAIL 12.11.25

- Morin Gutter Approved to clean gutters for entire SW community \$ (2,250.00).
- Code of Conduct signed by Tony Wills, Raphy Dowd, Susan Muller & Colette Rodriguez

COMMITTEE REPORTS

Communication Committee - Updates to the Documents & Forms page in the Sterling Woods website coming soon.

House Rules Committee- Nothing to Report

Facility Committee - Nothing to Report

Social Committee- The Social Committee was very active this fall, going into the Holiday season. On Veterans' Day, 254 pounds of food were collected and delivered to "Long Island Cares". Thank you to all who contributed!



Newcomers are welcomed.

A huge thanks to the Lighting Crew who worked tirelessly on the Holiday Lights this year. The fantastic display was lit in an event on November 30th and did not disappoint! Hot cocoa and Dianne's crumb cake was enjoyed by all those who attended. We will continue to enjoy these lights into January. Please consider volunteering to take down the lights on warmer days later this winter.

Many people came and swapped cookies and appetizers on December 8th to ring in the holiday season.

Our Sterling Woods Book Club is going strong! They are about to celebrate the completion of the second year and not one member has left the group! Currently they are Reading "The Midnight Library" by Matt Haig. The group will meet on January 19th.

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 opportunity 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](#)

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