

STERLING ESTATES NEWSLETTER

Editor: Ed Gadberry

April 2006

President's Column

Fellow Homeowners, in this edition of the Sterling Estates Newsletter, I wanted to recap the main points from our Annual Homeowner's Meeting for those who were not able to attend.

The annual homeowners' meeting was held on February 21st 2006 with over 50 homeowners in actual attendance and in addition over 40 proxies were sent in. The Board of Directors 2005 activities were reviewed including Architectural Committee Status, Covenants Violation Summary, and 2005/2006 budget.

Also discussed were the planned upgrades for the front entrance. Sod along with additional landscaping is planned for the spring, once the weather is warm enough. An additional overhead street light is already in place at the Hwy 9 and Rocky Branch intersection, and 2 new street lights at the entrance of Sterling Estates on Sterling Drive should be installed soon.

Two (2) new Board of Directors were elected. Congratulations to Debbie Dube and Owen Smith. Both will serve for 2 year terms.

Some of the main "Open Discussion Points" were:

1) Clubhouse Usage. With the "No-Name" letter which was placed in HO paper boxes, there was some concern over which events were allowed at the clubhouse, and which were not. Generally, any event is allowed with the exception of one which involves a business (outside of Sterling Estates developers including Century 21) or one which is making some type of monetary advantage for the Homeowner. Light Property Management has a very clear

understanding of the rules, and can help anyone who may have any additional questions.;

2) Obeying the traffic laws while driving in Sterling Estates. We continue to have problems with drivers following traffic laws;

3) Architectural changes must be approved by the Architectural Committee prior to starting the work. Make sure to utilize the Light Property Management web site lightpropertymanagement.com, access for any forms required for any improvements which are planned by a homeowner.

4) Jan Davison gave an update for the Social Committee activities which are on-going, as well as upcoming events. A message board for the front entrance area is under consideration.

The Board of Directors was very pleased with the turnout of homeowners for the annual meeting. We feel that this meeting is one of the best ways to improve the communication in our community. You will find important additional information further in the newsletter concerning the schedule to open the pool, and our "Speeding" issue we are currently experiencing. I hope everyone has an enjoyable spring, and I look forward to seeing many of you at the pool this summer.

Joe Mullen

President

Sterling Estates Homeowners Association
Board of Directors

Board of Directors Officers:

President – Joe Mullen

Vice President – Mark Felbinger

Secretary – Debbie Dube

Architectural Committee – Owen Smith and
Terry O'Toole

Driving in Sterling Estates

A final reminder concerning SC motor vehicle laws for all residents. The roads in Sterling Estates are public roads. This means that the posted speed limit (20 MPH in entire subdivision) will be enforced. Stopping at all stop signs is also required. Too many of us are driving through SE as if there are no traffic laws -- speeding, and just rolling through the stop signs. You are asked to please keep the safety of your fellow residents in mind, and: **SLOW DOWN, and STOP at the STOP SIGNS !** Law enforcement will be called if the situation does not dramatically improve.

Since our roads are public roads, operating unlicensed vehicles is, by SC law, prohibited. We have seen an increase of mini-bikes, mini-motorcycles, and golf carts on the roads driven by young children. Unfortunately, many times they are running stop signs, driving in the middle of the streets, etc. The Homeowner's Association is not responsible for enforcement of SC motor vehicle laws concerning the use of mini-bikes and golf carts in SE. It is up to the parent/adult in the household to make that determination, but please be aware of the legal issues surrounding unlicensed vehicles and children driving them on public roads.



Spring Has Sprung

News From Light Property Management

POOL OPENING

We are opening the pool earlier than originally planned. The pool will be opened on May 6, 2006. We are in the process of ordering new umbrellas for the pool area and will be adding a few more chairs. When leaving the pool area, please be sure that the umbrellas are closed. Last year, we had 5 umbrellas damaged by the wind because they were left open.

A special note to any homeowner who has a past due balance for your homeowner dues: Your pool gate access card will not work until your balance is paid in full!

CLUBHOUSE

Over the last few months, numerous homeowners have reserved the clubhouse for specific dates and then have not used it, not even calling to cancel their reservation. Please be considerate of your fellow homeowners and call our office to cancel your reservation if you change your mind so that the Clubhouse can be available to other homeowners. With over 200 homeowners, the Clubhouse is being used sometimes 3 to 4 times weekly, so calling in advance as early as possible will increase your chances that the date you need is available. You may call Light Property Management at 864-585-2525 to check the availability. A deposit of \$100 and a signed rental agreement is required.

Barbara Ann Light
Light Property Management, Inc.
Phone: 585-2525
Fax: 585-2551
Email: Blight1200@charter.net

Social Activities

Golf – Call Rick Forrester 599-5931. We golf every nice weekend.

Tennis – Call Clark Davison 588-7099, or just come to the public park on Old Furnace Road any Monday night at 7 PM. Also, there will be tennis tournaments every other month. All skill levels are invited to participate.

Ladies' Night Out – We meet the second Thursday of every month at a local restaurant.

Summer Corn Hole Tournament – It's all about throwing a sack filled with corn in a hole. Call Rick Forrester 599-5931.

Drop In Meet & Greet Nights – July 6 and October 3. The New Neighbors' group will quarterly host Meet & Greet Nights at the Clubhouse to welcome our newest SE neighbors. They will get a personal invitation and receive their SE pail of information at the Meet & Greet night. Everyone is welcome. If you have a new neighbor on your street, why not invite them to come with you? We don't always get the names of new people quickly when houses are resold, so please help us by calling Abby Jones, 599-7268, when you meet someone new who has moved into the neighborhood. If you are new to Sterling Estates, and have not received your information pail or an invitation, please drop in and see us that night, or call Abby. We apologize for missing you but are eager to meet you.

Children's Block Party

See the information on the next page for all the fun and excitement of the Children's Block Party --- also we have having a fire truck from the Boiling Springs Fire Department at the party.

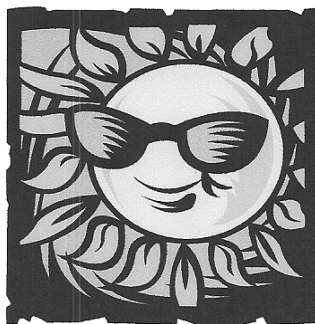
Jan Davison
(578-7099)

Summer Cool Drink

White Sangria – this fruity and sweet refreshing beverage goes together in minutes.

1 cup unsweetened pineapple juice
¼ cup lemon juice
2 medium oranges, washed and sliced
1 medium lemon, washed and sliced
1 bottle (750 ml) Riesling or other sweet white wine
1 medium tart apple, cut into thin slices
¼ cup triple sec
2 cups lemon-lime soda, chilled
ice cubes

In a large pitcher, combine the pineapple juice, lemon juice, and orange and lemon slices; mash gently with a wooden spoon until fruit is partially crushed. Add the wine, apple slices, and triple sec. Refrigerate for 2-4 hours. Just before serving, add soda. Serve over ice.



Remember to take precautions for sunburn at the pool

STERLING ESTATES

2nd ANNUAL BLOCK PARTY

COME OUT AND MEET YOUR NEIGHBORS, ENJOY FUN
ACTIVITIES FOR ALL AGES AND HAVE SOME GOOD EATS!

When: **May 20**, 2006 starting at **4:30PM**-dark

Where: Sterling Estates Clubhouse front yard

When do we eat: **5:30 PM**

Cost: **Only \$5.00** per household

Children's activities: Snack cake walk, crafts, face painting

Adult activities: Volleyball, Corn Hole game, getting to know your neighbors

The hot dogs, buns, condiments and paper products will be provided.

Please bring:

- Side dish to share
- Your own cooler of drinks for your family
- Your pool key card to use the restroom. The clubhouse will be locked.
- Lounge chairs or blankets

*Questions? Contact Jan Davison 578-7099
jcdavison@charter.net*

Please fill out the form below, enclose your \$5.00 (cash only) and place it in the drop box located on the front porch of the model home no later than **Thursday, May 18**.

Name _____

Address _____

Email _____

Phone _____

Number of adults _____

Number of children _____ ages _____

Would you be willing to help with the children's activities the day of the block party? Yes ____