

April 3, 2007
Volume 3, Issue 1

Reminders:

- Speed limit is 20-mph. Watch out for pedestrians and children, especially as the weather turns warm.
- Pool will be opening April 15.
- Spring is here! It's time to fix up the yards. The Landscaping Committee will be out in the community surveying yards.
- Please submit any major landscaping or architectural changes to Light Property for approval **PRIOR** to doing it.
- **Look** for new message board going up near clubhouse! Information about community events will be posted here.
- Updated directories have been delivered. If you did not receive one or have a correction, please call Cindy at Light Property Management, 585-2525.
- SE Board is asking for volunteers to serve on Pool and Social Committees. Call LPM, if interested. 585-2525.
- Vandalism is on the rise! Contact Spartanburg Sheriff's Dept. to report any crimes at 596-2076.

The Sterling Edition

Board of Directors Elected

The Sterling Estates community elected three new board members February 20. Tammye Cato, 482 Chippendale; Tim Pless, 349 Rhapsody, and Greg Sutton; 332 Rhapsody, were chosen to replace three seats on the board. Debbie Dube and Owen Smith are continuing board members. All board members have a two-year term.

Biographies and proxies were delivered on January 26. Proxy votes had to be received by noon on the date of election. A temporary mailbox was set up by the entrance to drop off the proxy forms. Nine homeowners were named as candidates; Tammye Cato, Jan Davison, Timothy Eytcheson, Rick Forrester, Joe Mullen, Tom Murray, Roger Pilotti, Tim Pless and Greg Sutton.

Sterling Estates saw a fair amount of votes for this election. Cindy Diehm, of Light Property Management, states that 54 homeowners voted out of 215 homes. Lazarus-Shouse, whom were not present for the ballot counting, have a majority rule in board elections.

Please give thanks to the former board members, Joe Mullen, Terry O'Toole and Mark Felbinger for a job well done as well as a warm welcome to the newly elected members. Board meetings are scheduled bimonthly. The next

Board meeting will be May 21.♦



Block Party 2006

Sterling Estates Block Party

It is about that time of year. Block Party time of year! Last year, we had the Boiling Spring's Fire Department bring their truck for the kids to explore. Hamburgers and hot dogs were served along with many wonderful side dishes brought by the Sterling Estates' residents. There was face painting, corn husking and scavenger hunts for the kids. And we had rain, lots of rain!

This year we are hoping to have the party during the sunny season. We plan to make the Block Party bigger and better this year.

A Block Party Planning Committee is planned for April 17 at Jan Davison's house, 149 Colfax, 7:00pm. If you are interested in helping out in this exciting event, please come to the planning. We could really use your help! Suggestions and ideas are welcome. Sterling Estates' residents, lets make this a party to remember! ♦

Street Safety

By: Jan Davison

Sterling Estates is one of the best neighborhoods to live in with the sweet sounds of children at play, people out for exercise on bikes, walking or jogging. However, to keep everyone safe we all need to exercise common sense when in the streets.

Fact: Cars are bigger than bikes, golf carts, children and even big people. Cars have the right-of-way on streets.

Fact: Our streets are considered county roads, not private streets. Therefore, they are patrolled by Spartanburg County Sheriff cruisers and subject to all traffic laws.

Fact: It is against the law for children to play in the street. Parents may get a warning, a citation and a fine.

Fact: Streets are not for chalk drawings. Driveways and sidewalks are good places for chalk art.

Fact: There have been many near misses reported of children running out or riding bikes in front of cars. One reported a child riding a bike right into the side of their moving car.

If you want to report a safety problem dial 911, say “neighborhood watch,” give the street information and a cruiser will be sent. Let’s talk to our kids and practice street safety. Adults can teach by example and always walk with your kids down the side of the street even when there are no cars coming. Have your conversations with your neighbor in your driveway, not in the street. Teach your children to look both ways before crossing, always giving the car the right-of-way. Stop at signs on your bike, scooter and golf cart always riding on the side of the street. Walkers move

to single file when a car is coming. Go carts and mini bikes need to obey all traffic rules and not to ride in the middle of the street.

Let’s keep the sweet sounds of children at play in our neighborhood not the sounds of squealing tires and sirens.♦



~Lemon Shrimp Salad~

Makes 12 servings, 3/4 cup each

3 cups (8 oz) bow tie pasta, uncooked

1 lb fresh asparagus spears, cut into 2-inch lengths

1 cup Kraft Zesty Italian dressing

1 tsp (of each) dried oregano and grated lemon peel

1 lb. cooked large shrimp (20 to 25 count)

1 cup halved or quartered cherry tomatoes

1 pkg (8oz) Kraft Colby & Monterey Jack cheese crumbles

Cook pasta as directed on package, adding asparagus to the cooking water for the last 3 min. of pasta cooking time; drain. Rinse with cold water. Meanwhile, mix dressing, oregano and lemon peel. Place pasta mixture in large bowl. Add dressing mixture, shrimp, tomatoes and cheese; mix lightly. Serve immediately or cover and refrigerate until ready to serve.

Have a great recipe? Email to lsutton@charter.net to be placed in newsletter

Sterling Estates E-BAY

Have you ever enjoyed perusing EBay on the web? Sterling Estates will have its own EBay in the newsletter! This is for Sterling Estates’ residents only, If you have anything to give away, garage sales, Mary Kay or Avon, cooking classes, yard services or babysitting services, then this is for you! Please

limit your entry to 15 words or fewer and include your name and telephone number. Your entry will not carry over to the next newsletter. On going items will need to be resubmitted for each newsletter. Please email Roger Pilotti at georgeann2@aol.com to submit your item for the June newsletter. We hope the SE-EBay will be a big success! ♦

month or substitute when needed. Children welcome.

Thursdays-contact Jan Davison 578-7099, jcdavison@charter.net

Fridays-contact Bill Hartnett 814-0818

Needy Family

Olin and Judy Dodd, along with several SE residents, have been helping a family with their basic needs. They are still in need of dresses and summer clothing, size 5-6, for the little girl. If you can help please call Judy 599-9575.

Be Neighborly

Wouldn't it be great to take a casserole or loaf of bread or plate of cookies over to the family on your street that just had a new baby or someone who just got home from the hospital after having surgery or is having a family crisis and just needs to know someone cares? Any one of us can do just this, but if you would like to become a part of an organized group call Jan Davison 578-7099.♦

Board Minutes

Owen Smith Elected President

The Board of Directors met March 15 and elected officers: President, Owen Smith, Vice President, Tim Pless and Secretary, Debbie Dube.

Discussed improving appearance of two front lots owned by Sterling Investors.

Proposal to have swim instructors at pool this summer.

Decided current procedure for reporting violation of restrictions will continue to be used. A door hanger has been printed to be left as a notice when homeowners are not home. Door hanger will request the homeowners to make a follow up call to LPM.

New neighborhood directories were distributed to all homeowners and have been placed in the paper boxes.

Location of message board discussed. The Board determined that the covered area at the pool was the best location. An additional small board will be installed at the exit lane of the front entrance to facilitate the posting of upcoming events.

A community website was discussed and further research is needed.

The parking lot expansion will be held off at this time.

Board members, Barbara Light and the landscaper did another walk-through of front entrance. Mulch will be installed in April.

Additional committees will take part in board meeting; Social committee (Jan Davison), Pool committee, Landscape Committee and a possible Grievance Committee. Board members proposed to ask for volunteers to serve on these committees with one board member and one community head. Call Light Property Management if interested.

LPM looking into vandalism-resistant lights to go at front entrance signs. These lights have been broken several times from vandalism.♦

Helping Hands



by Jan Davison

Do you like to help others? Have you been the recipient and want to pass it on?

Ways you can help:

Mobile Meals

Several Sterling residents are involved in delivering a hot meal and a smile to home-bound folks in the Inman area. More willing hands are needed to deliver one day a

*In helping others,
we shall help ourselves,
for whatever good we give out
completes the circle
and comes back to us.*

Flora Edwards

April Community Events

**April 3
7:00**

Tennis

For more information call Jan or Clark Davison 578-7099.

**April 10
7:00**

Tennis

For more information call Jan or Clark Davison 578-7099.

**April 17
7:00 pm, 149 Colfax**

Block Party Planning

Idea and planning of neighborhood block party. Interested in helping, please attend. For more information call Jan Davison 578-7099.

**April 17
Bunco**

Ladies' rotating, dice game. For more information call Debbie Dube 578-5475.

**April 24
7:00**

Tennis

For more information call Jan or Clark Davison 578-7099.

**April 26
7:30, New Olive Garden**

@Spartanburg

Ladies' Night Out

Ladies' social to different area restaurants. Great way to meet neighbors and have fun! For more information call MariAnn Wajnberg 814-1348.

**TBA
Coming this spring!**

BicycIe & Play Safety Presentation

This includes stranger danger. Hosted by Sheriff's Dept., Tony Ivy.



Bunco-3rd Tuesday, monthly. Contact Debbie Dube 578-5475, mdube@charter.net

Cards-Looking for people to play Pinochle and/or other games. Call Roger Pilotti 814-4422.

Scrap Booking-Robin Jamison 599-8138

Knitting-Robin Jamison 599-8138

Baby Sitting-Call Misty Potter 599-8643 to get names of neighborhood babysitters or if you would like to get your name on the list.

Pet Sitting-Misty Potter 599-8643

New Neighbors Greeter-Call Abby Jones 599-7268 to help with welcoming new neighbors and assisting with Meet and Greet nights.♦

Sterling Estates Social Activities

Here is a great way to meet some of your neighbors, have some fun and even get in shape. All groups are waiting for new faces so call the contact person to join in the fun. If you have a new activity that you would like to start, please contact Jan Davison 578-7099, jcdavison@charter.net.

Ladies' Night-Outings to area restaurants. Call MariAnn Wajnberg 814-1348.

Next one is Thursday, April 26 at 7:30PM at the new Olive Garden by the mall.

Golf-SE Golf League plays monthly at area golf courses-Bobby Brown 599-0959.

Play weekly on a Saturday or Sunday-Rick Forrester 599-5931.

Pool-Rick Forrester 599-5931

Cornhole-(It's a beanbag game)

Clark Davison 578-7099

Rotation Ping Pong-Clark & Jan Davison 578-7099

Driveway Basketball-Clark Davison 578-7099

Tennis-Play every Tuesday at 7PM. Call Clark & Jan Davison 578-7099.

The Sterling Edition

The Sterling Edition is published bimonthly. If you would like to get your community newsletter by e-mail, please send e-mail address to llsutton@charter.net.

Editor: Laura Sutton
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SE- EBAY: Roger Pilotti
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Clubhouse Reservation

If you wish to reserve the Clubhouse, contact Light Property Management at (864) 585-2525 to check the availability of the date you desire. A rental agreement will be mailed to you when you make your reservation. A deposit check in the amount of \$100.00 is required, which is refundable if the Clubhouse is left in clean condition and no damage has been done. Keys are to be picked up and returned to Light Property Management. A late fee will be deducted from your deposit if keys are not returned by 12:00 noon the day following your reservation. ♦

Complaints & Suggestions

Light Property Management is asking for your help in order to resolve complaints and follow up on suggestions in an efficient and timely matter. We are asking that all complaints be in writing. It is very important that the Light Property Management receive the full details of the complaint, including the specific address you are concerned about. By submitting a written description of potential violations, the management company is able to address your concerns more effectively. Use any one of the following procedures to report an infraction:

1. Write a letter to Light Property Management.
2. Use the Community Action

Request Form and drop it off at the management office or mail it.
3. E-mail your request to blight1200@charter.net
Your input is valuable to the enforcement of rules and regulations. Please understand that enforcement is sometimes complex, and concerns may not be corrected overnight. ♦

Architecture and Landscaping Committee Applications

Please make sure that the following guidelines are followed when submitting an application.

- 1) ALL information on the application must be completed.
- 2) It is required to submit 2 copies with your application including a sketch with site elevation information.
- 3) Applications are to be submitted to Light Property Management. You can find the form on LPM's web site: www.lightpropertymanagement.com or by calling LPM at 864-585-2525. ♦

Bylaws, Restrictions, and Master Deed

Sterling Estates is governed by a set of "General Declaration of Covenants and Restrictions" hereafter referred to as GDCRs. Their primary purpose is to set standards for the neighborhood. They protect property values by insuring "good and consistent" standards or architecture as well as property usage. Each homeowner normally is provided a set of guidelines by their closing attorney. The GDCRs require each homeowner to pay dues to the association as well as abide by a set of

rules. The rules, while somewhat

restrictive as to what an individual

homeowner may do, are designed to protect the investment in your home.

Some common rules to remember:

- You are required to receive approval for most changes you wish to make to the outside of your home. Commonly covered items include: the addition of fences, patios, decks, pools or outbuildings of any kind, and/or satellite dishes. Dishes can not be visible from the street or another residence.
- Boats, trailers, RVS or non-operational cars may not be parked in driveways, or be visible from the street or neighboring properties.
- Lawns and houses must be maintained to neighborhood standards.
- Vehicles may not be parked in the street overnight.

While these are just a few of the restrictions, they are cited to provide you with specific examples. Please read the GDCRs to become familiar with the rules which govern Sterling Estates. The Board of Directors are required to enforce the GDCRs and Light Property Management has been assigned that responsibility. You are legally bound to follow the restrictions and courts have upheld Association rights to apply such consistent restrictions. Please visit www.lightpropetymanagement.com to download a copy of the restrictions. Simply click the link for homeowner associations to the right to find the GDCRs, by-laws, landscape and fence guidelines and last quarter's newsletter.

