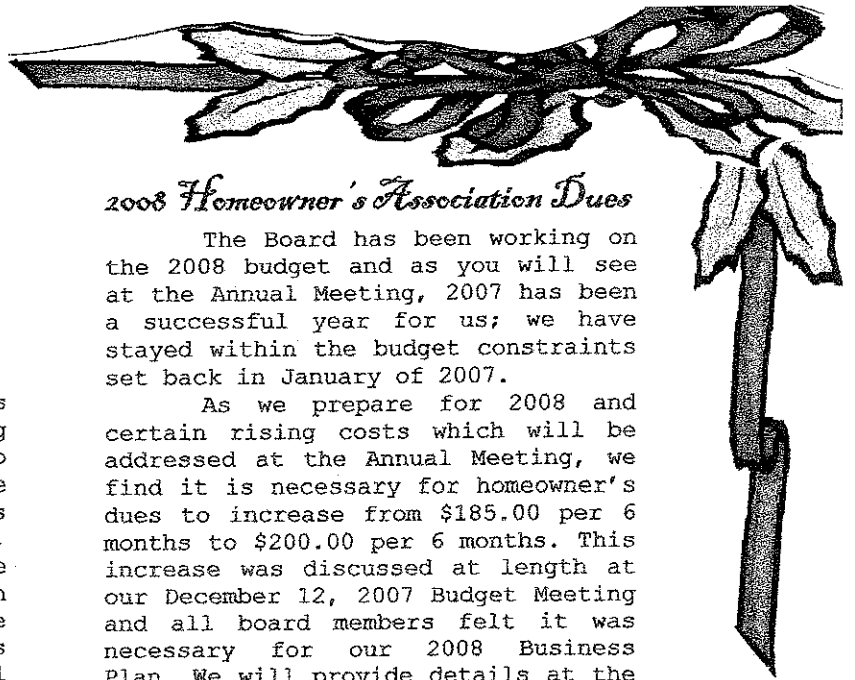


*Sterling Estates
Homeowners Association
Fourth Quarter 2007
Newsletter*



Message from the President

I want to take this opportunity to thank all Sterling Estates homeowners for helping to make our subdivision a great place to live. Our job as board members is to represent you, the homeowners, and to make sure we all abide by the covenants and by-laws which govern our association. We have had some challenges during 2007 in doing this job but for the most part, I feel that we have had a successful 2007. **Please have a Merry Christmas and Happy New Year!** - Owen Smith

Annual Meeting-

The Annual Meeting will be held at the Clubhouse Tuesday, February 19, 2008 at 7:00 PM.

The 2007 actual financials of the homeowners association and the Board's Business Plan for 2008 will be presented.

The nomination and election of two new board members for the two-year term beginning February 2008 will occur. The current board members are Owen Smith, Tim Pless, Debbie Dube, Tammy Cato, and Roger Pilotti.

The terms of Owen Smith and Debbie Dube are expiring; recently Greg Sutton resigned from the Board and Roger Pilotti was appointed by the Board to serve out the remainder of Mr. Sutton's term.

Please consider participating in this important function of helping your homeowners association and if you are interested in becoming a member of the Board of Directors, please call the Light Property Management office at (864)585-2525 or send an email to Blight1200@charter.net. We will need a brief biography in order to add your name to the ballot. The deadline for nominations is January 15, 2008.

Formal announcement of the meeting and proxies will be mailed to you prior to the scheduled meeting date.

2008 Homeowner's Association Dues

The Board has been working on the 2008 budget and as you will see at the Annual Meeting, 2007 has been a successful year for us; we have stayed within the budget constraints set back in January of 2007.

As we prepare for 2008 and certain rising costs which will be addressed at the Annual Meeting, we find it is necessary for homeowner's dues to increase from \$185.00 per 6 months to \$200.00 per 6 months. This increase was discussed at length at our December 12, 2007 Budget Meeting and all board members felt it was necessary for our 2008 Business Plan. We will provide details at the upcoming meeting February 19, 2008.

Architectural Requests-

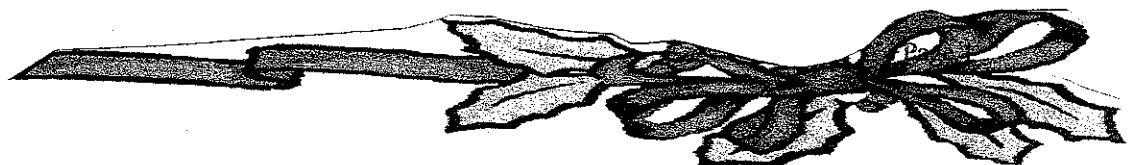
Please remember to submit a written request for approval prior to **ALL** changes to your home, including storage buildings and fences. The required Architectural Review Request form may be downloaded from the new Sterling Estates website; please call (864)585-2525 with any questions regarding the Approval Process.

Drop-In Meet & Greet Night-

Thursday, Jan. 24, 7-8 pm at the Clubhouse. The New Neighbors Group hosts quarterly Meet and Greet Nights to welcome our newest neighbors. Everyone is welcome; if you have new neighbors 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 out and call Jan Davison, 578-7099, when someone new moves in. If you are new to Sterling Estates and you have not received your information bag, please drop in and see us or call Jan. We apologize for missing you but are eager to meet you!

If you would like to help out with these events by bringing snacks, delivering invitations or information bags, please call Jan.

Thanks to all who attended and shopped at our First Annual Craft and Bake Sale in Nov. We have a lot of very talented residents.-Jan



Clubhouse News-

The clubhouse is getting new carpet! Installation will take place the first week of January, so the clubhouse will be unavailable for reservations January 2 - 4, 2008.

After those dates, the clubhouse is available for your use. If you would like to reserve the clubhouse, you will need to call Light Property Management at (864)585-2525 to make your reservation. You will be called with the code for the key box to unlock the clubhouse.

The homeowner must be present at all times during the function. A deposit of \$200.00 is required along with a \$25.00 non-refundable usage fee; your deposit will be returned by mail after an inspection of the facilities indicates that the clubhouse is clean and no damages have occurred. If the key is not returned to the key box immediately after your function, you will forfeit your deposit.

The Spartanburg County Fire Marshall has determined that maximum occupancy for the clubhouse is fifty (50) people. If the Fire Marshall imposes a fine, of up to \$465.00, you will be responsible for this fee. They also noted that parking in the street would prevent access for fire engines. Please inform your guests that if they park in the street their vehicle could be subject to towing, at their own expense.

Pets-

Several complaints have been received which concern pets running loose and residents not cleaning up after their pets.

Please be a responsible pet owner and a considerate neighbor; keep your dog on a leash while walking your dog and please clean up any mess.

Yard Maintenance-

Please remember that it is the responsibility of each homeowner to dispose of his/her yard waste properly and in a timely manner. Please do not dump yard clippings, limbs, leaves, etc. on any neighboring yards or empty lots. Thank You.

New Sterling Estates Website

Sterling Estates is now on the World Wide Web! Our community website is up and running with both public and private areas of interest. The purpose of the website To access the private resident-only side of the site you need to visit the site at www.sterlingestates.org and navigate to the login menu. On the login menu, select the "Request Login" button, enter all required information and then click the "Submit" button. You will then receive your user name and password within 24 hours.

In the future, we would like to leverage our investment for this website by making it the primary way we distribute information such as newsletters and announcements. We do recognize that some residents do not have access to the Internet and we are working on a system to allow residents to "opt out" of receiving electronic updates in favor of standard mail delivery. However, please remember that using the web site allows us to save money and reduces the need to increase dues in the future.

The website is a work in progress and we encourage any comments or suggestion on how to improve the site. -Tim Pless

*Happy Holidays to you
and your family from the
Sterling Estates
Homeowners Association
and Light Property*

