

STERLING RIDGE NEWS



December, 2003

VOLUME I ISSUE 5

SEASON'S GREETINGS

All of us on the board wish all of you a happy and safe holiday season!



ANNUAL HOMEOWNERS MEETING

As we do every January, the Board of Directors of Sterling Ridge will be holding our annual meeting. This meeting is open to the public, and we ask that you attend.

The meeting will be at the Regency Library branch on Tuesday, January 20, and will start promptly at 7PM. Signs will be placed throughout the community to remind you.

The meeting agenda will include adoption of the budget for 2004, election of new board members for 2004, and an update on what your board is doing.

continued on page 3

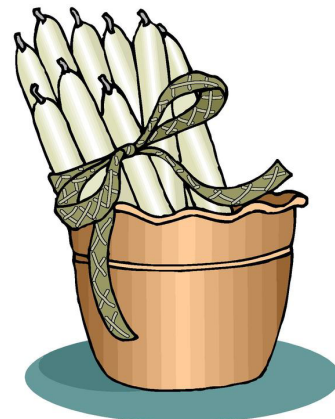
LIGHTING YOUR HOLIDAY

Wouldn't it be beautiful if the whole neighborhood was lit up on Christmas Eve? Your Sterling Ridge Board is going to make it happen with your assistance.

We have purchased 524 luminary kits - one for every home in the neighborhood. In these kits are 12 bags of sand and 12 candles. We will be delivering these personally to you on Saturday, the 20th - the Saturday before Christmas.

On Christmas Eve at exactly 6PM, we ask that you place your 12 bags with candles evenly across the curb in front of your property and light each one.

If you are not going to be home at this time, please give your luminaries to your neighbor so they may light them for you. The 6,288 lighted candles will be beautiful, and a great way for us to start our Christmas holiday!



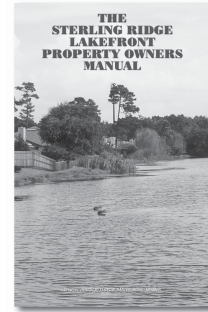
ENTRYWAY PROJECTS MOVING FORWARD

Most of us have heard the expression “First Impressions Last.” In order to maintain our property values, we know that our community must have “curb appeal”, meaning that our houses and yards must look pleasing to someone driving through.

This also applies to the entrances to our community, so the board has planned improvements to these areas. Once we complete the necessary electrical work, we will be installing an irrigation system onto our common properties along Arkenstone and Ashley Melisse, which will include the areas around both the Sterling Ridge sign and the Trevor Green sign areas.

continued on page 4

LAKES PAMPHLETS MAILED OUT



Homeowners in Sterling Ridge who live on waterfront properties were recently mailed our Lakefront Home Owners Manual. This pamphlet addresses many of the issues and concerns with our lakes.

If you live on a lake and did not receive this publication, please call our Voice Mail at 220-8500 and let us know. We will mail you one right away.

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This is our newsletter, we welcome any and all contributions of articles, photography, and general community information. Contributions may be submitted to the publisher at the above address or e-mailed to us.

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WHAT'S YOUR NUMBER?

The city of Jacksonville has an ordinance (# 2002-992-E) requiring all homes to have their house number placed in a visible and conspicuous location on the home within 10 feet of the front door or driveway AND/OR on the curbing in front of the house.

The 2004 Sterling Ridge Board will look into having everyone's address painted on curbing. There are companies who offer these services, and we may be able to get a affordable rate for the entire neighborhood. We'll keep you posted.

In the meantime, in order to keep your home in compliance with this ordinance (you don't want the address police coming after you, do you?) please check to see that your house numbers are in a visible location and easy to read from the street.

After all, the pizza delivered to the wrong house may be yours.



DON'T FORGET TO WATER!

Now that we are heading into the winter season, most of our lawns have gone dormant, and grass is not growing nearly as fast as it does in the summer months. Many of us just forget about our lawns until spring. Big mistake!

Every blade of grass is a small plant in a large community. While these "plants" are dormant, they are NOT DEAD, and must be watered once or twice a week.

continued on page 4

ANNUAL HOMEOWNERS MEETING

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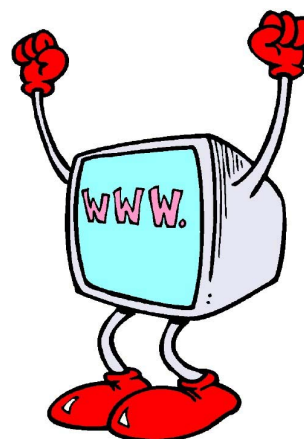
From the phone calls and letters that have come in, it is apparent that some of you have complaints. This is your opportunity to be heard. There will be a 30 - 45 minute time slot for the current board to hear your comments.

If you would like to become active in our community and get on the board, please come to the meeting and nominate yourself. If you cannot attend the annual meeting, please send notification to us by phone, fax, or email, and let us know you wish to nominate yourself.

Again, this association belongs to all of us as homeowners here. It is your responsibility to attend the annual meeting and vote for the volunteers who will work hard throughout the coming year to handle Sterling Ridge affairs on your behalf. We look forward to seeing you there.

COVENANTS & RESTRICTIONS ONLINE

For those of you who never got a copy of the Covenants & Restrictions which govern our community when you purchased your home or cannot find your copy, this document is now available online at www.sterlingridge.org. Check out our website!



ENTRYWAY PROJECTS MOVING FORWARD

continued from page 2



Having a reliable water supply in these areas will enable us to grow quality turf and at a later date, plant shrubs and flowers. We will also be adding a lighting system at both signs complete with protection against vandalism.

These improvements are scheduled for the first quarter of 2004.

LAWN AND YARD GUIDE

We have received many positive comments on our Lakes Pamphlet, so we have decided to make up a pamphlet for lawns. For a lot of us in Sterling Ridge, this is our first venture into home ownership. Many of us do not know how to care for our lawns.

The Lawn and Yard guide will be a brief compilation of tips and tricks from the experts on how to keep a lush green lawn with a minimum of fuss. We look forward to getting this publication out to you before the spring, and hope you find it beneficial.

DON'T FORGET TO WATER!

continued from page 3

With much less rain falling this time of year your lawn can get very dry. If you water throughout the winter, your lawn will come back faster and better when the warm weather returns to our part of the world. Be nice to your grass, and you will be rewarded come March.



ASSOCIATION DUES BILLING

For those of you who like to plan ahead, the Sterling Ridge Annual Membership Dues will be invoiced in the next few weeks. The bills will be due January 30, 2004. For those of you who pay promptly, we thank you.

For those of you who do not, effective in 2004, we will be charging 10% APR interest which will be added to the balance due. This has been in our Covenants & Restrictions since the documents were made, but has never been enforced.

