

STERLING RIDGE NEWS



August, 2003

VOLUME I ISSUE 4

A WET AND WILD SUMMER CARNIVAL

In case you missed it, on June 28th, we held our first ever Sterling Ridge Summer Carnival. Even though this was the board's first foray into neighborhood functions such as this, things went quite smoothly.

Anything Goes Catering arrived in full force with a load of hamburgers, hot dogs, snacks, and drinks to feed the masses. Jump n Fun was on hand with an air-filled jumping cage, a clown, face painting, and balloons. Traffic and parking issues were anticipated, and attendees were encouraged to walk or bike to the event, and most of them did just that.

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TEACH YOUR CHILDREN

This, in response to some complaints; parents, please instruct your children not to cut through yards and around ponds in their travels though the neighborhood.

Truth is, they probably won't listen and they won't care until they grow up and buy property, and spend their entire weekend digging, planting, pruning, mowing, fertilizing, watering, and along comes some kid with big feet and a heavy bicycle slogging through their wet yard to save a few steps on the mean streets.

LEARNING OUR LAKES

(part 2 in a series)

As mentioned in the last newsletter, our retention ponds are simply collection vessels for storm drainage, and as such, are stagnant. The Lake Doctors tell us that several types of weeds and algae will thrive in this environment, which is why they are hired to treat our ponds.

Any chemical you use to turn your lawn green will also turn our lakes green. The weeds in the lakes are plants, and algae needs nitrogen to bloom. Your fertilizer contains nitrogen and other nutrients which are not only good for your lawn, but also good for the weeds and algae in the lakes. Please keep fertilizer away from the last 10 feet of your lawn which abuts a lake. Rains will wash this fertilizer into the lake.

And please, **DO NOT PUT YOUR GRASS CLIPPINGS** in the ponds or down storm drains! Decaying material provides a higher nutrient level for the weeds and algae, promoting growth.

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OLD APPLIANCES

If you plan to rid yourself of any old appliances, please schedule to have these items picked up by calling 387-8999. Garbage trucks will not pick up these items on trash day. Also, please do not place the appliances at the curb until the night before their departure date.



ENTRY LEVEL WORK

No, this isn't a job for you, unless you are in the irrigation or landscaping business.

Sterling Ridge is beginning the process of making entry way improvements. You may have already noticed four palm trees have been planted at the Ashley Melisse entrance.

With all the new homes being built around us, we need to take action to remain competitive in the real estate market. Of course, curb appeal once a prospect comes into the development is important. But the look of an entry way just might determine whether or not the potential home buyer makes it that far.

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A WET AND WILD SUMMER CARNIVAL

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The only thing out of the organizers' control was the weather. One hour into the 3-hour event, the skies grew dark, thunder rumbled, and soon, it was pouring. The crowd dispersed very quickly - a handful of brave souls joined the vendors and board members under tents. Even this shelter was tenuous, as the winds almost lifted the tents into the sky several times.

The storm only lasted about 20 minutes, but when it was over, there wasn't a dry head in the group. The vendors started to put their things back in order, and before long, people began wandering down to the end of the cul-de-sac once again.

Because of the weather, only about half of the anticipated 400 people showed up, but otherwise, everyone was very happy with how well the event went. Leftover food was donated to several local charities. The Sterling Ridge board plans to hold a spring and a fall event for next year, and hopes for better weather on the next go-round.

ASSOCIATION DUES

A lot of people have called saying they never got their invoice for association dues for this calendar year. All 524 bills were mailed out on January 8th of this year and were payable on January 30th. If you never received your bill, please mail \$66.83 to us at P.O. Box 351326 Jacksonville, FL 32235-1326. Thank you!



ENTRY LEVEL WORK

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To this end, we are planning an irrigation system which will cover areas around the development on Ashley Melisse and Arkenstone. This will allow us to grow and keep quality grass along the streets which border Sterling Ridge. Once in place, we will also be able to do more planting at the entry ways.

All this work requires electricity, and we are of course planning on JEA-provided power at both entrances. Once we have the necessary power for irrigation, we will also have power on tap to install lighting at the entrances.

At this point, we are still in the planning stages, getting preliminary estimates, after which, we may have to modify specifications in order to make the projects affordable.

But the palms are bought and paid for, and should prove a little harder to steal than our last landscaping adventure at that corner.

BOARD COLLECTS THOUSANDS THE HARD WAY

If you have been following the stories in these newsletters, you are aware that the board has filed numerous liens on Sterling Ridge properties, and even filed foreclosure on 8 homes in the neighborhood in order to collect back association dues.

As of this writing, of the eight foreclosures, Sterling Ridge collected on seven, and unless money is received very soon, may actually take title of one home here.

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BOARD COLLECTS THOUSANDS THE HARD WAY

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It is very regrettable that the Board has had to resort to these measures to collect dues. When dues are collected in this manner, they are accompanied by hundreds or thousands of dollars in legal fees, court costs, etc.



It is much easier to pay the paltry \$67 per year.

For those of you who pay on time, we thank you. And for those of you who are not paid up, please understand that there is no legal precedent for not paying, and as experience is teaching all of us, Sterling Ridge WILL get the money - the easy way, or the hard way.

STERLING RIDGE NEWS

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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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LAKES PAMPHLET COMING



For your information and reference, Sterling Ridge will be creating a booklet for waterfront property owners. This pamphlet will contain vital information about what must be done to maintain lakes and property adjacent to them - and more importantly, who is responsible for doing what.

When completed, this will be mailed to all lakefront property owners, and as well, provided at closing for any new owners purchasing property on Sterling Ridge's waters.

NEIGHBORHOOD GARAGE SALE

In another first for Sterling Ridge, earlier this month, we held our first neighborhood garage sale. Turnout was good early, but of course, the relentless rains we have experienced this summer put a damper on traffic around lunch hour.

