

# STERLING ARMS NEWSLETTER

Vol. 22 No. 1

Jan-Feb-Mar 2026

## PHONE NUMBERS:

Emergency	911	Police Department	(856) 783-8858
Fire Department	(856) 783-1649	Stratford Borough	(856) 783-0600
Ambulance	(856) 784-4466	Stratford Library	(856) 783-0602

## MANAGED BY:

Your Board of Directors [sterlingarmscondo@yahoo.com](mailto:sterlingarmscondo@yahoo.com)  
Audrey Hallman, Bookkeeper/Office Manager 609-314-0969

## BOARD OF TRUSTEES:

Steven Easterday – President – (856) 264-4481 / [seasterday11@comcast.net](mailto:seasterday11@comcast.net)  
Eileen Tlush – Vice President – (856) 631-8147 / [eideas04@gmail.com](mailto:eideas04@gmail.com)  
Maria Bliem – Secretary – (856) 261-2666 / [mariaacbliem@comcast.net](mailto:mariaacbliem@comcast.net)  
Kathleen Miller – Trustee – (609) 790-7561 / [kathymiller09@myyahoo.com](mailto:kathymiller09@myyahoo.com)  
Christine Selmon – Trustee – (856) 535-7559 / [lennox2\\_brooks@yahoo.com](mailto:lennox2_brooks@yahoo.com)

Board members' personal cell phones are for emergencies only. Any questions or general concerns, enter your requests or concerns using the **Resident Center app** within Buildium software. This will also allow all board members to see your question or concern, making it easier for us to address them in a timelier manner than sending them to only 1-2 board members.

The annual owners' meeting was held on December 9, 2025. For those who did not attend, please be sure to review the minutes and other documentation that was sent out in December.

## DATES TO REMEMBER:

Jan 1<sup>st</sup> - New Year's Day  
Jan 19<sup>th</sup> - Dr. Martin Luther King, Jr. Day  
Feb 2<sup>nd</sup> - Groundhog Day  
Feb 8<sup>th</sup> - Super Bowl Game Day  
Feb 12<sup>th</sup> - Lincoln's Birthday  
Feb 14<sup>th</sup> - Valentine's Day  
Feb 16<sup>th</sup> - Presidents' Day / Washington's Birthday  
Feb 18<sup>th</sup> - Ash Wednesday  
Mar 8<sup>th</sup> - Day Light Savings Time Begins  
Mar 17<sup>th</sup> - St. Patrick's Day

***Quarterly Owner's Meeting Tuesday, April 27, 2026 at 7:00 PM***

**During the cold winter months, please maintain the heat inside your unit at least 55 degrees to prevent pipes from bursting. SACA is NOT responsible for any damage caused by pipes bursting inside any unit, including damage caused to units or basements below.**

## Units pending:

5C Sunnybrook Road – 1bed/1bath - \$145,000 – Keller Williams – Jerry McManus – 856-373-3537  
15B Sunnybrook Road – 2 bed/2 bath - \$175,000 – private sale

**Welcome to our new residents!** If you have anything you wish published in our next newsletter, whether it's good news or bad, or if you have something you want to sell or give away, please let Audrey or one of the Board Members know.

If your PC needs repairs or updating, call Bob Mastropaolo at (856) 346-4584 or e-mail him at [RFMFIIX@yahoo.com](mailto:RFMFIIX@yahoo.com). Reasonable rates and fast response!

**REMINDERS:**

- **Please keep your front porch free of anything except chairs. Open patios must only be used for patio furniture. Help keep our complex beautiful!**
- The rules state that noise must be limited to between **11:00 P.M. and 9:00 A.M.**
- Any **LOUD** renovation work must be completed between **9:00 A.M. and 6:00 P.M.**
- If you rent your unit, you **MUST** notify the Board and register the tenant information with the Board.
- Owners need to remember that the Board is **NOT** responsible for dealing with your tenant(s). If your tenant(s) has questions or concerns regarding the complex, those must come from you (the owner) to the Board, and the Board will work with you and you only (the owner).
- For your own safety, keep your condominium doors and automobiles locked.
- **If you live on the second floor, it is your responsibility to keep the steps clean.**
- Condominiums must have wall-to-wall carpeting.
- Do **NOT** leave common doors to units open or ajar. This will prevent unauthorized entry into the stairwells and will keep animals and insects out.
- Unit owners must apply in writing to the Board to make any additions, changes, or alterations to the exterior appearance of any portion of their units, including landscaping.
- Dog owners must pay \$20 per month in addition to their regular fees and are reminded **NOT** to walk their dogs on condominium property. Only dogs present in 2008 are allowed.
- If you have a hot water heater on the second floor, it would be advisable to check it and replace it if it is older, as there have been problems with leakage of the older heaters.
- For your own protection, homeowners and residents are advised to have condominium insurance to cover the inside of their units.
- **Sewer rebates** - If you are over 65 and a homeowner, be sure to register with the borough for your sewer rebate. You must be living at your property to receive this rebate.
- If you are planning to sell your property, you **MUST** have your Realtor, Mortgage Lender, Title Company or Attorney email us at [sterlingarmscondo@yahoo.com](mailto:sterlingarmscondo@yahoo.com) **BEFORE** settlement.
- **PLEASE** help keep the trash areas clean! **If you see the dumpsters closest to you are overflowing, please be courteous and use the other dumpsters located on Sterling Terrace, Warwick Road, or Beverly Lane.** Break down boxes, as they take up room in the dumpsters and recycle bins. Please use closed plastic bags for all loose trash. Do not leave dumpster lids open. If you have large items such as dishwashers, water heaters, TVs, etc., please call the borough, as these items are not considered part of regular trash pick-up. Please call the borough if the trash is not picked up by Thursday morning.
- **For maintenance concerns, please make the request through the *Buildium* software or contact the Board and not Chuck directly. This allows us to keep track of maintenance issues and prioritize them in order of importance.**
- If HOA fees are not received by the 10th of the month, you will be charged a 10% monthly finance charge on outstanding balances.
- Propane grills, open fire pits and torch lights are not allowed on patios or on common grounds