# STERLING ARMS NEWSLETTER

Vol. 22 No. 4 Oct-Nov-Dec 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
Audrey Hallman, Bookkeeper/Office Manager 609-314-0969

**BOARD OF TRUSTEES:**

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

Board members' personal cell phones are for emergencies only. Any questions or general concerns, use the dedicated email address for the Sterling Arms Condo Association – **sterlingarmscondo@yahoo.com** This will also allow all board members to see your emails, making it easier for us to address your emails in a timelier manner than sending them to only 1-2 board members. You may also submit questions or concerns through Buildium.

***The next membership meeting will take place on Tuesday, October 20, 2026, at 7:00 PM in the meeting room.***

***Annual Owner's Meeting – Saturday, December 5, 2026, at 11:00 am***

**DATES TO REMEMBER**:

Oct 12th - Columbus Day
Nov 1st - Daylight Saving Time Ends
Nov 11th - Veterans' Day
Dec 5th – Hanukkah begins
Dec 21st - First Day of Winter
Oct 31st - Halloween
Nov 3rd – Election Day
Nov 26th - Thanksgiving Day
Dec 7th - Pearl Harbor Day
Dec 25th - Christmas Day

It was a great summer pool season! Many residents and guests took advantage of the pool on the hot, sunny days! Our 1st Annual BBQ cookout that took place on Friday Sept 11th was a success! All who attended had a great time! We encourage those who didn't make it this year to come out to our future events and get to know your neighbors!

**We have a new website! Please visit us at www.SterlingArmsCondos.com and check it out! We will be posting information about events and what's happening at the complex.**

**Units pending sale:** 11B Sunnybrook Road – 2bed/1bath - $155,000 – private sale
**Units sold recently: none**

**Welcome to our new residents**! If you have anything you wish published in our next newsletter, whether it is good news or bad, or if you have something you want to sell or give away, please let 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 RFMFIX@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.
- **Taxpayers 65 years and older** - The state of NJ has made it easier for seniors and those receiving Social Security Disability in New Jersey to apply for Property Tax Relief with a new, simplified process. They have a single combined application (PAS-1 booklet) for the Senior Freeze (Property Tax Reimbursement), ANCHOR, and Stay NJ programs for residents 65 and over, or those collecting Social Security Disability Benefits. They will determine your eligibility and send a letter with the specific benefits you qualify for. **Filing deadline is November 2, 2026.**
- 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 **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 balance**s.**
- Propane grills, open fire pits and torch lights are not allowed on patios or on common grounds.
- **Dumpsters are only to be used for typical household trash. If you have additional trash due to moving or major cleanups, it is your responsibility to pay for that type of disposal. It is not fair to the other residents if the trash is overflowing and they cannot fit their normal trash in the dumpsters.**