

STERLING ARMS NEWSLETTER

Vol. 22 No. 3

July-Aug-Sep 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.

DATES TO REMEMBER:

July 4th – Independence Day
Sept 7th - Labor Day
Sept 11th - Rosh Hashana begins
Sept 13th - Grandparents' Day
Sept 22nd - Autumn begins

The next membership meeting will take place on Tuesday, July 14th at 7:00 pm in the meeting room.

The pool opened in time for Memorial Day weekend, and 2 pool bands were distributed to each unit. All pool wristbands must be worn or readily accessible by a resident and their visitors at all times. You are not allowed to use the pool without a wristband. Up to 2 additional wristbands are available for purchase for \$5 each. All visitors must be accompanied or given permission and must be loaned a pool wristband by a resident when using the pool.

We have a new vegetable garden! Please go check out the beautiful garden put together by Chuck and the Board over by Beverly Lane. We have tomatoes, cucumbers, squash, and lots of herbs growing! Feel free to contribute to the efforts so we can all enjoy the fresh veggies this summer!

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.

The Board has a community cookout planned for Friday, August 7th from 5:00 pm – 8:00 pm. Hot dogs, burgers, chips, and beverages will be provided. Come join us for some lawn games and get to know your neighbors! Please RSVP at the new website!

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

Units for sale:

None

Units Sold recently:

1A Sterling Terrace – 2 bed/1 bath - \$179,000 – Long & Foster Real Estate – Nikki Shah – 856-495-6543

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.
- **NJ Property Tax Relief** - 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 October 31, 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 balances.
- Propane grills, open fire pits and torch lights are not allowed on patios or on common grounds