



STURBRIDGE

Fall 2017

Sturbridge HOA Officers

President – Kevin L. Ketzler
Vice President – J. Mark Fain
Secretary/Treasurer – Angela L. Cooner

Homeowners' Advisory Board

Chairman
Billy McQueen279-3889
V. Chairman
Michael Morgan274-1117
Secretary/Treasurer
Betty Snowden.....396-9911
Advisory Board Members: William Perkins,
Betsy Nesbitt, Bob Hollis, Rick Deloney, Calvin
Williams, Bill Daugherty

Community Manager
Shirley Rolling
Sturbridge HOA Office.....213-4085
Email: manager@sturbridgehomeowners.com

News You Can Use!

This newsletter contains important information you will need throughout the year. Please do not discard! Keeping this information in your files will give you quick and easy access to many questions you might have in the future.

PLEASE NOTE: This and future newsletters will be available on our website: www.sturbridgehomeowners.com. If you prefer a paper copy, you may pick one up at the clubhouse.



Daylight savings time ends at 2:00 a.m. on Sunday, November 5, 2017 – so don't forget to set your clocks back 1 hour!

Comments from our Chairman

Dear Neighbors,

What a wet summer! Almost makes us forget about the drought. The rain has been great for lawns and planting, but has slowed down progress on some of our neighborhood projects. The drought of 2016 is still evident by the number of dead trees, and Alfa is working on getting these removed and replaced.

Refreshing our community is an ongoing job and several paint and repair projects are underway. The fence around the pool has been repaired and repainted. Painting will continue as we have the street sign posts and light poles repainted where needed.

Our community continues to grow with the opening of The Ridge, a new plat on the south end of Sturbridge. Construction should begin on new homes in the next few months. In conjunction with this new plat, the road to connect this section of Sturbridge with Taylor Road is underway, however the wet summer has really slowed construction.

Fall and winter events will be here before we know it and we need your help with Pumpkin Festival and the Winter Festival. If you would like to help, please contact Betsy Nesbitt.

Finally, I would ask that we all read and comply with our covenants. Remember they are in place to benefit our community, not to be a burden on anyone. This is where we have chosen to live and it is our responsibility to keep it the showplace we want it to be.

The Advisory Board and I want to thank you for your support. If we can be of assistance to you, please let us know.

Billy McQueen

Important Phone Numbers

Sturbridge HOA
213-4085

Humane Society
409-0622

**City of Montgomery
Sanitation Department**
241-2751

**City of Montgomery
Maintenance Department**
241-2880

**Miscellaneous City
Services**
311

Non-Emergency Police
241-2651

**Alabama Power
Service Interruption**
1-800-888-2726

**Dixie Electric
Service Interruption**
1-888-349-4332

**Glen Pruitt, Jr.
City Councilman**
272-7400



Fall Yard Sale will be Saturday, October 7th from 7:00 AM until 12:00 Noon – see attached flyer for more information and registration form.

Pumpkin Painting will be Sunday, October 15th at 3:00 PM – see attached flyer for details.

Reminders

Slow Down

Remember to obey the posted speed limit-- 25MPH. Please be advised that the Montgomery Police Department will be conducting speed checking more frequently in the neighborhood.

Safety for Pedestrians and Bikers

If you are running/walking or bicycling near dusk or dawn, please make sure you always wear reflective clothing and use reflectors or lighting on bikes. It is sometimes very difficult to see in low light conditions. Also a good time to remind all to wear helmets when biking.

Drop Box

For your convenience there is a drop box directly under the mailbox for the clubhouse. Please feel free to use the drop box for dues payments, clubhouse key returns, completed clubhouse reservation forms, etc.

Pet Protocol

As always, please be courteous and pick up after your pets. Make sure you have a plastic bag in tow when walking and use the pet waste bags provided when at the park.

Sturbridge Homeowners' Association

FALL YARD SALE

Saturday, October 7th, 2017

7:00 A.M. until 12:00 NOON



A \$5.00 fee is required to participate with all monies being donated to Habitat for Humanity. **You must purchase your own balloon and place it on your mailbox the morning of the sale if you wish to set up at your home instead of the Central Location (in the Park).** The sale will be advertised in the newspaper and the Bulletin Board.

If you would like to participate, please complete the entry form below. Enclose \$5.00 check/cash/money order made payable to Sturbridge Homeowners' Association. **You must drop off the entry form and fee in the Clubhouse drop box no later than Wednesday, October 4th.** Should you have any questions, please contact the office at 213-4085.

Registration Deadline: Wednesday, October 4th!

NAME: _____

ADDRESS: _____

TELEPHONE: _____

EMAIL ADDRESS: _____

Would you like to set up at the CENTRAL LOCATION?

Sturbridge Plantation Park (near Tennis Courts) YES _____ NO _____

Please drop in lockbox of clubhouse mailbox at 9015 Sturbridge Place

*** Yard Sale will occur rain or shine with the exception of MAJOR weather conditions***

STURBRIDGE

Come & Join Us

for

Pumpkin Painting

Sunday October 15th

3 PM

The Pavilion in the Park

All ages invited*

*Parents are asked to stay & help children 8 & under.










Bring your own pumpkin or paint one of ours
(first come first serve)

We are using acrylic paints so you can bring
an art smock or wear something a little paint
won't hurt.




9015 Sturbridge Place, Montgomery, AL 36116 • (334) 213-4085 • www.sturbridgehomeowners.com

Your HOA - Working for You

In the past few months, Sturbridge Homeowners' Association has completed the following projects:

-  **Installed security cameras at The Oaks.**
-  **Upgraded the security camera processor for the cameras of the clubhouse.**
-  **Painted clubhouse club room, foyer, and hall.**
-  **Replaced clubhouse furniture.**
-  **Purchased and installed 4 new benches for tennis court & park.**
-  **Restocked and treated 6 ponds. Started monthly maintenance service for ponds.**
-  **Added swings to playground.**
-  **Replaced a number of trees impacted by last fall's drought.**
-  **Replaced and painted sections of fence around pool.**

Upcoming projects:

-  **Painting light poles and replacing street signs in some areas.**
-  **Resurfacing tennis courts.**
-  **Installing programmable locks on restrooms in park so that they are not accessible during night hours.**

Sturbridge Homeowners' Association
Statement of Revenues & Expenses
For the Period Ended December 31, 2016

Revenues			
Initiation Fees	\$	10,350	
Homeowner's Dues		355,292	
Pool/Fitness Center Dues		165,735	
Late Fees		5,672	
Clubhouse Rental		5,464	
Interest		10	
Commercial Property Assessments		17,927	Applebee's, Sturbridge Village & Expansion - dues paid to HOA from Alfa Properties
Yard Assessments		217	
Miscellaneous Income		2,728	
Total Revenues	\$	563,395	
Expenses			
Accounting Fees	\$	3,240	
ARB Fees		550	
Bank Fees		1,109	
Capital Improvements - Clubhouse FF&E		8,174	New clubhouse furniture
Computer Expense		2,652	
Fitness Supplies		500	
Fitness Equipment		5,778	Purchase two new fitness machines - ellipticals
Holiday Décor/Parties		7,105	New ornaments for entrances, holiday party expenses, labor for Christmas decorations.
Insurance		26,461	Business Owner and Commercial Umbrella policies
Janitorial - Clubhouse weekly		8,503	
Janitorial - Clubhouse rentals		4,135	
Landscaping - Monthly Maintenance		165,650	
Landscaping - Irrigation		5,293	Sprinkler repairs/maintenance
Landscaping - Special Projects		35,189	Removal and replacement of 30 plus dead/damaged trees.
Legal Fees		3,035	
Management Fee - API		28,191	Paid to Alfa Properties
Marketing & Advertising		105	
Outdoor Equipment		3,000	
Office Equipment		616	
Office Supplies		568	
Payroll Taxes		3,250	
Payroll Taxes - Lifeguards		1,550	
Pest Control		925	
Postage		1,745	
Printing & Copies		1,161	
Professional Dues/Licenses		117	
Real Estate & Other Taxes		7,230	
R & M - Clubhouse		5,328	Carpet cleaning, supplies, camera updates, DVR
R & M - Entrances		1,048	
R & M - Fitness		5,738	Repairs/monthly maintenance of fitness equipment - replaced receivers, upgraded lights
R & M - Fountains & Wells		1,155	
R & M - Mailboxes		994	
R & M - Other Structures		3,116	Repair/re-roof gazebo
R & M - Ponds		25,533	Pond erosion repair/restocking
R & M - Pool		17,071	Replace pump motor, replace salt water filtrator, monthly maintenance
R & M - Playground/Park Furniture		1,736	New benches, tennis court repairs
R & M - Streetlights		14,429	Repair/replace streetlight bulbs, poles etc.
Salaries & Wages		30,484	
Salaries & Wages - Lifeguards		17,588	
Security - Equipment & Patrol		13,563	Upgraded security camera system
Street Signs		1,275	
Utilities - Cable		2,530	
Utilities - Gas		1,593	
Utilities - Internet		3,880	
Utilities - Power		42,277	
Utilities - Telephone		537	
Utilities - Water/Sewer		11,995	
Total Expenses	\$	527,702	
Net Income	\$	35,693	