Hinson Management, Inc.

A Family Business

Physical Address: 170 Giles Drive, Boiling Springs, SC 29316
Mailing Address: P.O. Box 160207, Boiling Springs, SC 29316

Phone (864) 599-9019

Dear Sterling Estates Homeowner:

Sterling Estates is a beautiful community, and keeping it that way takes teamwork! We are asking each owner to take an honest look at their property and address any areas that may need attention. Please look for visible maintenance needs, such as refreshing mulch in planting beds, repairing missing or loose siding, painting faded shutters, straightening leaning fences, and completing any other exterior upkeep needed to give your home a clean and well-maintained appearance.

Below are a few items the Board has noticed that many homes throughout the neighborhood could improve upon.

YARD MAINTENANCE

Please keep lawns regularly mowed, edged, and free of weeds. Shrubs, landscaping beds, and other planted areas should be trimmed and maintained. Please refresh mulch or pine needles as needed to give planting beds a neat and finished appearance.

FENCE UPKEEP

Some fences throughout the community are leaning or otherwise in need of attention. Please inspect your fence and repair leaning sections, loose or missing boards, damaged posts, and any other areas needing maintenance. Fences should be kept upright, secure, clean, stained, and in good repair.

TREE AND ROADWAY CLEARANCE

A number of trees throughout Sterling Estates have limbs extending over the roads. Property owners are asked to inspect their trees and have low-hanging or overgrown branches properly trimmed to provide safe clearance for vehicles, prevent streetlights from being blocked, and maintain the attractive appearance of the community.

Please do not wait for the County to address these limbs. If County crews determine that trimming is necessary, their work will be focused on roadway clearance and safety—not necessarily on the appearance of the tree or the overall finished result. Having the work

completed privately allows homeowners more control over how their trees are trimmed and shaped.

MAILBOX MAINTENANCE

Mailboxes and posts should be clean, upright, freshly painted, and in good repair. Homeowners may complete the work themselves using the approved colors listed below or contact one of the mailbox contractors for assistance.

Approved Paint Colors

- Victory Blue
- Deep Viridian (Green)
- Olympic Silver

All colors are by Olympic Paint and are available at Lowe's.

Mailbox Contractors

- **PDQ Signs – Randall Sapp:** 864-621-4169
- **S and N Services – Sammy Holt:** 864-303-0324

Thank you for taking the time to look carefully at your property and complete any maintenance that may be needed. When every homeowner contributes a little, it makes a big difference throughout the entire community!

Let's work together to keep Sterling Estates beautiful!

Sincerely,

Michelle Betenbaugh
Association Manager

Sterling Estates

LET'S KEEP STERLING ESTATES SHINING!

A LITTLE CARE MAKES A BIG DIFFERENCE!

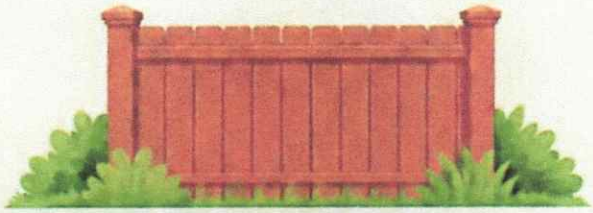
TAKE AN HONEST LOOK AT YOUR PROPERTY

Please address visible maintenance needs, including mulch, loose or missing siding, faded shutters, leaning fences, and other exterior upkeep.



YARD MAINTENANCE

Keep lawns mowed and edged, weeds removed, shrubs trimmed, and mulch or pine needles fresh and neat.



FENCE UPKEEP

Repair leaning sections, damaged posts, and loose or missing boards. Keep fences upright, secure, clean, stained, and in good repair.



TREE & ROADWAY CLEARANCE

Trim low or overgrown limbs extending over roads and blocking streetlights. County trimming focuses on safety and clearance—not appearance.



MAILBOX MAINTENANCE

Keep mailboxes clean, upright, freshly painted, and in good repair.

APPROVED OLYMPIC PAINT COLORS AT LOWE'S

Victory Blue • Deep Viridian (Green) • Olympic Silver

MAILBOX HELP

PDQ Signs – Randall Sapp: 864-621-4169

S and N Services – Sammy Holt: 864-303-0324

STREETLIGHT OUT?

Please report it to Michelle@HinsonManagement.com

WATCH YOUR SPEED IN THE COMMUNITY

THANK YOU FOR HELPING KEEP STERLING ESTATES BEAUTIFUL!