

Sterling Manor Owners Association, Inc.

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Street Sealing FAQs

When do I need to park somewhere other than my driveway or street?

Please review the map to understand which day(s) your parking may be affected. Most residents live on streets which will have both sides sealed at one time. In this case, if you need your car during your sealing “Day” (8:00am until 7:30am the following day), then it must be parked in a section that is not being sealed and where traffic will not be impeded. **DO NOT LEAVE IT IN YOUR DRIVEWAY OR ON YOUR STREET!**

Where do I park when my street is being sealed since street parking is not allowed?

Residents may park at the City Plaza parking lot or any adjacent street that is not being sealed. Consider working with neighbors in other sealing sections to coordinate a driveway parking swap.

What if my house is on a street split with “one-way traffic” as indicated on the map with two colors?

Residents on “one-way traffic” streets may not park on the street while EITHER half of the street is being sealed. Half of the street is closed for sealing, while the other half will have one-way traffic will be marked with cones. Residents may park in their driveways while the ‘other’ side of the street is being sealed since they can still exit their driveway without interfering with the sealing.

When can I move my car back to my driveway after my street is sealed? What if I’m parked on the next section to be sealed?

The sealing vendor will arrive at 7:30am and start removing the cones from the newly sealed streets and preparing the next section. At this time you may drive your car on the newly sealed street (no sharp turns please!) and back to your driveway. You **MUST** move any cars from the section to be sealed that day by 8:00am. Any cars left on the street at 8:00am will be towed at the owner’s expense.

What happens if I am unable to move my vehicle from the street by 8:30am on the day of sealing?

Any vehicles left on the street will be towed to another location in the neighborhood at the owner’s expense. For any questions, contact Greenacre Properties. Our Community Association Manager is Melissa Wood at 813-936-4120 or mwood@greenacre.com.

What happens if it rains during the sealing project?

The sealing vendor will check the forecast frequently throughout the project. If they determine the weather will be detrimental to the project, they will delay sealing until conditions allow them to resume. Any missed areas due to inclement weather will move to the **END** of the project schedule. We will plan to post notification to www.sterlingmanor.us when we are notified of any schedule delays.

After the road is sealed, what precautions should I take to prolong its life?

After several hours in the heat, the sealcoat glazes over and light foot traffic is acceptable, but not bikes, golf carts, scooters, etc. After the sun comes up the day after sealing, the streets will be opened to vehicular traffic; however, tight turns, quick accelerations, sudden stops and heavy braking may leave permanent marks in the surface. Sprinkler systems should not be used for three days and chemicals (e.g. fertilizer or cleaning products) should not be sprayed on the new sealcoat for 30 days.

What about school busses, mail delivery, trash service, etc.?

Residents should anticipate some disruption in services in particular on the days their road is being sealed.

Who do I contact for any questions about the street sealing?

For ALL issues, contact Greenacre Properties. Our Community Association Manager is Melissa Wood at 813-936-4120 or mwood@greenacre.com.