

November 27 2007
Sterling Woods II – Master Association
Danbury, CT
Website: www.sterlingwoods2.org

Dear Association Members:

I hope you all enjoyed Thanksgiving with friends and families and are now looking forward to the rest of the holiday season. Don't forget to join us on Friday, December 7th for our first ever Sterling Holiday Gathering. It will be held from 7:30 PM to 10:30 PM at the Platinum Club. The cost is \$10.00 per person. You can drop your check off at the Platinum Club.

If you are interested in assisting with 2008 events for all SW2 association members, please join the recently formed SW2 Social Events Committee. Their first meeting will be held on January 22nd at 7:00 PM at the Platinum Club. Let us know if you would like to join the committee and if you can attend the meeting.

For your reference, I have attached the trash pick up schedule for 2008. All pick ups will take place on Mondays for the balance of 2007.

The board wanted all owners to be advised that hot water heaters generally have a life of about 10 years. If you are still operating with the original unit, you should consider replacing it soon before you have a disaster which could cause flooding in your unit and damage to the building and your property.

Another cautionary note, should you note any odd behavior around the complex, do contact the police. We recently had someone driving around the community in a red truck asking for money. It is imperative that the police are called immediately. You can let us know too, and we will keep the Master Board informed, but the use of the proper authorities, quickly, is very important for proper handling and resolution of matters such as this.

A few general reminders include...

At this time of year, we ask that you look around the outside of your unit and properly store away gardening tools and materials for the winter season. Also, please remove and store any flower pots that are no longer in use. Fall decorations (Halloween and Thanksgiving), should also be removed at this time. Your cooperation in keeping SW2 looking attractive will be appreciated.

See the association website for information about the various social clubs that are available to all residents here at Sterling Woods – Singles, Bridge, Book, Knitting, Children's Arts and Crafts, and Poker. Just click on "Social Activities".

The 2007 combined Annual Owners and Budget Meeting will be held on Wednesday December 12th at 7:00 PM in the Platinum Club. At the meeting, the unit owners will be asked to ratify the proposed 2008 budget which calls for a seven percent increase in common charges. Sign in will begin at 6:30 PM. Please note that this is not the third Wednesday of the month – the meeting was moved up one week due to the holidays.

If Kim or I can assist you in any way, please let us know.

Sincerely,

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