

April 30, 2008
Sterling Woods II – Master Association
Danbury, CT
Website: www.sterlingwoods2.org

Dear Association Members:

As mentioned in my last letter, we are going to embark upon a program at SWII to replace all toilet water feed lines to prevent further leaks, damage to units and insurance claims. To save the association money in addressing this, appointments will be batched in large groups. You will receive notification as to when your building/unit will be visited and we ask that you be as cooperative as possible. Thanks.

Recently, the unit owners in all the villages except the Birches received the proposed amendment to the Master Declaration, titled Amendment 41. The Birches owners had received the document earlier and approved the amendment by over 90%. The Master Board encourages your approval and requests your prompt return of the unit consent form which was enclosed. Doing so will save the association further administrative costs. If there are multiple owners of a unit, all must sign the form. Thank you for your prompt attention to this matter.

The Landscaping Committee and the landscaper have begun the process of looking at all lawn areas and shrub beds to determine where repairs or replacements are needed. We have also collected reports from owners and turned them over to the committee for inclusion in this process. Once the scope of work is defined, priced and board approved, we will proceed with the repairs. This should take place within the next 60 days or so.

Spring clean up and the first application of lawn fertilization and weed control have been completed. Flowers have been planted, and beds have been edged and mulched. A second round of fertilization, broadleaf weed control and grub control will take place within the next thirty days.

Decks in the Birches and Maples are being pressure washed and stained this year. We are about 2/3's of the way done with that project and we thank the many owners who contacted us with positive feedback.

REI, the Maintenance Committee and the Master Board will next be focusing on paving and concrete repairs and replacements. If you have a concern with your driveway, walkway, front patio or rear patio check in with Kim and she will make sure your issue is considered.

The Maintenance Committee would like to recruit a volunteer from the Oaks as your village is currently not represented. If you are interested, let Kim or I know and we will pass your name and contact information along to the committee chair.

A few general announcements and reminders include...

Brookfield Overhead Door, the vendor that SW2 currently uses for garage door repairs and replacements, recommends that garage doors be serviced once per year. This annual visit would include lubricating moving parts and a general inspection of conditions and operations. They charge \$94 for this service and can be reached on (203) 740-7691 if you are interested. This routine maintenance is considered unit owner expense.

If you are running or walking in the common areas, we request that you stay on the concrete walkways, as much as is possible, to avoid the likelihood of accidents with pedestrians and motor vehicles.

The Master Board recently voted to modify part of the "Motor Vehicle" rules, specifically Article VI, Section 6.7 of the association rules. As required by the governing documents, notice and comment has been given to all unit owners. Please see the attached document which reflects the revised rule. Once properly approved, we will send you a new sheet for insertion in your current rules book.

On May 17th, large roll-off containers will once again be placed in the visitor lot at the intersection of Silversmith and Revere and at the intersection of Pinnacle and Cypress. They will be available to you from 8 AM to 5 PM. Make certain you place items in the container and not on the ground around them.

The swimming pool will be opening on Memorial Day Weekend. Before the pool season opens, we hope to have a safety device installed to address any safety concerns with regards to the floor drain. This new device will shut off the water pump should someone or something be drawn to and held against the drain opening. Also, we have hired Brandon Ballard to serve as this years' pool attendant. Brandon has the tough job of making sure that all association pool rules are followed. We ask that you give him your full cooperation. Anything that you cannot resolve directly with Brandon, I ask that you contact me. Thanks.

The May Master Board meeting will be held on Wednesday, May 21st. The Open Session will begin at 7:30 PM. If you would like to be heard, please notify our office the week before the meeting so we can place you on the agenda.

Please note the following dates – there will be a one day delay in pick ups due to the holidays listed below...

Monday, May 26, 2008	Memorial Day
Monday, September 1, 2008	Labor Day
Monday, October 13, 2008	Columbus Day

All pickups will be delayed one day following the holiday for that week.

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

If Kim or I can assist you in any way, please let us know. Kim can be reached on site at (203) 748-0859 and her email address is kmurray@reipropertymanagement.net.

Sincerely,



Art Stueck
President
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April 25, 2008

**Sterling Woods Master Association
Proposed Change to Article VI
Section 6.7 of the Rules & Regulations
30 Day Notice and Comment**

The current rule reads as follows:

Article VI, Section 6.7 – Vehicle Operators

All vehicles on the roadways within Sterling Woods must be operated by licensed drivers. Persons with learning permits are not considered licensed drivers.

The proposed change is as follows:

Article VI, Section 6.7 – Vehicle Operators

All vehicles on the roadways within Sterling Woods must be operated by licensed drivers. Persons with learning permits are not considered licensed drivers but are permitted to operate a motor vehicle when accompanied by any driver who is in compliance with the Connecticut motor vehicle laws.