

June 9, 2008
Sterling Woods II – Master Association
Danbury, CT
Website: www.sterlingwoods2.org

Dear Association Members:

Please note there are many enclosures that you should have received in the envelope along with this month's newsletter. The most exciting is a flyer announcing the Second Annual Sterling Summer Social. It will be held on Friday July 25th at 7:00 PM. See the flyer for all the details and how to join us.

Also, the modification to Article VI of the rules is attached. This rule change was approved by the Master Board, posted at the clubhouse and on the website and sent by mail to all owners of record. Comment was allowed for at the May Master Board Meeting. Now that all legal requirements have been met, you should remove page 10/11 of your association rule book and insert this new page. You can also email Kim and she can email you a fully up to date version.

With regards to Amendment 41, we are still collecting ballots. While we only need 80% of the residents to approve of this change, we would like to get as close to 100% as possible. I urge you to consider this improvement to the governing documents and get us your ballot as soon as possible.

We have had some issues of late with trash and recycling. As a result, we contacted your sanitation hauler and obtained some information for your review and consideration. That too is enclosed with this mailing. Hopefully, this will help everyone with regards to proper handling of trash and recyclables.

Kim wanted me to forewarn all residents. Yankee Gas will be around all buildings to paint part of the gas piping that serves your unit or building. We are not in control of the project and cannot state exactly when they will be on site. Be on the lookout so you are not startled. Let us know if you have any concerns – especially with the quality of their work. This is being done at no charge to the association.

We continue to get reports of speeding within the villages. The Master Board asked that I remind all residents that if we are not able to voluntarily address this concern, speed bumps will have to be considered as they are the only effective solution to speeding within a community. Certainly, the Master Board and most residents are not enamored with speed bumps. But faced with a safety hazard, the board may find itself in a position where they must take affirmative action.

A few general reminders include...

The association's lawn consultant has asked that we remind all residents with irrigation systems – it is best that you irrigate between the hours of 4:00 AM and 10:00 AM.

The June Master Board meeting will be held on Wednesday, June 18th. 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, 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
REI Property and Asset Management
(203) 744-8400, extension 128
astueck@reipropertymanagement.net

ARTICLE V

Rubbish Removal

Section 5.1 Refuse. All refuse must be bagged, tied shut and deposited in an approved refuse container and placed at curbside for pickup either after dark on the night before pickup, or on the same day as pickup. Separate tied plastic trash bags should only be used when all containers are full. Recycled refuse, excluding newspaper and cardboard are to be separated, placed in blue plastic garbage bags or an approved recycling container and placed at curb side on the designated day for pickup. Cardboard must be knocked down, and newspaper tied into a bundle, before being placed at curbside for pickup. All refuse containers must be removed and brought inside your Unit the same day as the pickup.

Section 5.2 Hazardous Waste. Chemicals, or any hazardous waste (e.g.: motor oil, antifreeze, paint, etc.), shall not be put in any refuse container for pickup, nor poured down any drain on the Property. All other items (e.g. appliances, furniture, etc.) should be taken to the City of Danbury's Recycling Facility by the Unit Owner, or resident, or arrangements made with a private trash company to pick up same.

Section 5.3 Trash. No garbage container shall be stored outside a Unit. No accumulation of rubbish, debris or unsightly materials is permitted. All trash must be stored and placed for collection in an approved plastic wheeled container and covered with a tight fitting lid. Trash container details and specifications of which are available from the Association's Property Manager.

ARTICLE VI

Motor Vehicles

Section 6.1 Compliance with the Laws. All persons must comply with the Connecticut State Department of Motor Vehicle Regulations, and all applicable local ordinances, while on the Sterling Woods Property.

Section 6.2 Speed Limit. The speed limit within Sterling Woods is 15 miles per hour. Speed limit and stop signs must be obeyed. Please drive on the right side of the roadway.

Section 6.3 Limitation on Types of Vehicles. No vehicles of any kind, other than licensed automobiles, licensed motorcycles, and licensed trucks having a carrying capacity of one ton or less, may be parked on any part of the exterior of the Common and Limited Common Elements. Prohibited are such vehicles as campers, trailers, boats, vehicles with more than four wheels, trucks rated at one ton or more, any off-road vehicle including All Terrain Vehicles (ATV), snow-mobiles, vehicles equipped with racks for carrying ladders, pipes, glass, etc. and/or any commercial or combination plated vehicle which are or can be used for commercial purposes. Such vehicles may, however, be kept in garages with the door closed provided that you do not require any additional parking spaces other than the one allocated on the driveway in front of your Unit.

Section 6.4 No Parking Areas. No on-street parking is permitted. No vehicles may be parked in any area other than designated parking and parked in such a manner as to block access to fire hydrants, sidewalks, pedestrian crossing areas, designated fire lanes, or emergency access ways or to restrict clear two lane passage by vehicles, nor shall they be parked in any other Unit's assigned parking space(s). Vehicles in violation may be towed after reasonable effort to contact the owner has been made. In addition, a \$50 per day fine may be levied against the Unit Owner, tenant or occupant to whom the vehicle is registered for the period that the vehicle violates these rules following Notice and Hearing.

Section 6.5 Prohibited Vehicles. Vehicles that display a trademark, business logo, for sale sign, or any advertising message shall not park overnight on any of the Common or Limited Common Elements, except those vehicles which are temporarily on the Property for the purpose of serving the Property itself, or one of the Units thereon.

Section 6.6 Unregistered Vehicles. Unregistered vehicles parked on the Common or Limited Common Elements for more than 24 hours must be removed from the property until legally registered. Operating unregistered vehicles including mopeds, off road vehicles and motor bikes on the roadways, or on the Common Elements of Sterling Woods is prohibited. Unregistered vehicles will be tagged by the City of Danbury police department and then towed at the owner's expense.

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.

Section 6.8 Repairs. No vehicle repairs are permitted.

Section 6.9 Visitor Parking. In all villages except the Birches, there are two parking spaces for each Unit, which includes an interior or attached garage space and driveway space. However, in the Birches Village there are four parking spaces, two inside the garage space and two in the driveway space. These parking spaces are referred to as your "primary parking" spaces. Visitor parking spaces may be used under the following conditions when all the Unit Owner's primary parking spots are occupied: (i) by a visitor of a Unit Owner for up to 72 hours; or (ii) by a Unit Owner for up to 72 hours and only if the resident has a visitor who is parked in at least one of the resident's primary parking spaces. If a visitor is staying longer than 72 hours, and/or the visitor parking spaces are full, additional parking is available in the Overflow Parking Area described in Section 6.10 below.

Section 6.10 Overflow Parking Area. These parking spaces may be used only under one of the following conditions, when the Unit Owners two primary parking spaces are occupied:

- (i) by the Unit Owners who own three vehicles registered to the Unit Owners' address as described in Section 6.12 below, and
- (ii) by visitors of Unit Owners.

Sterling Woods II

Recycling

Blue bags or an approved recycling container are required for recycling. Garbage will not be taken if in a BLUE BAG.

There are two categories of recyclable materials. One category being plastic bottles, glass food and beverage containers and metal food and beverage containers. Plastics should have #1 and #2 symbols on them. The numbers 1 and 2 are located on the bottom of all acceptable plastics. These are to be put together in the BLUE BAG.

The other category is all paper products. These are to be bundled separately, tied and put beside the BLUE BAG(s) or the approved recycling container.

Please see the attached recycling guidelines for additional information.

RECYCLING GUIDELINES

THE FOLLOWING ITEMS MUST BE RECYCLED ACCORDING TO REGULATIONS SET FORTH BY THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

PLASTIC BOTTLES

EXAMPLES: Clear and Colored Plastic Bottles, Soda (up to 3 liter), Milk & Water Jugs (up to 1 gallon only), Detergent, Bleach, Personal Care Products. HPDE #2 PET (E) #1

PREPARATION: Discard caps, empty and rinse clean. The bottle must have recycling symbol:



PET(E) HDPE

ITEMS NOT ACCEPTED: Motor Oil Bottles, Food Wrap, Plastic Toys, Pool Chemical Bottles, Tubs, Buckets or Pails or recycling symbols:



GLASS FOOD & BEVERAGE CONTAINERS

EXAMPLES: Food and Beverage Bottles and Jars – Clear, Green and Brown

PREPARATION: Empty and rinse clean, lids need to be removed but the labels can be left on.

NO BROKEN GLASS

ITEMS NOT ACCEPTED: Drinking Glass, Pyrex, Light Bulbs, Ceramics, Window Glass, Mirror Glass



METAL FOOD & BEVERAGE CONTAINERS

EXAMPLES: Soup, Pet Food, Soda, Beer & Pie Plates

PREPARATION: Empty and rinse clean. Do not flatten. Lids and Labels can be left on.

ITEMS NOT ACCEPTED: Scrap Metal such as: Toasters, Pots, Frying Pans, Coat Hangers.

GLASS, METAL, PLASTIC AND FOOD & BEVERAGE CONTAINERS CAN BE MIXED TOGETHER IN A BLUE OR CLEAR BAG.



NEWSPAPERS, MAGAZINES AND PAPER

EXAMPLES: Newspapers (including inserts) and Magazines

PREPARATION: Bundle and Tie Separately

WE ACCEPT ALL PAPER.

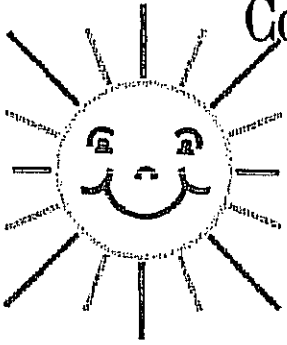
CORRUGATED CARDBOARD

EXAMPLES: Brown Boxes only and Brown Paper Bags

PREPARATION: Cardboard and bags must be empty, flatten and tie in bundles.

ITEMS NOT ACCEPTED: Waxed cardboard, Shoe Boxes, Gift boxes and Cereal boxes. No packing materials such as Styrofoam peanuts.

To: All Sterling Woods II Residents



Come join us poolside for our second

"Sterling Summer Social"

Friday ~ July 25th ~ 7:00PM

(Rain date: August 1st)

Beer, Wine, Hors d'oeuvres & Sweets To Be Served

Please R.S.V.P. before July 5th by returning the completed form below, along with your payment to the Platinum Club. You can either leave it in the mailbox outside, or slip it under the door to the office.

Please make checks payable to REI. The cost of this event is \$10 per person. Only residents may attend. However, singles may bring one guest.

Name: _____ Number of Adults _____

Address: _____

Should you need any further information, please call Renee Strazza at 743-7136 or Art/Kim at 748-0859.

All attendees of this event must be at least 21 years of age

Also, to allow for set up and the event itself, the pool area will be closed by 6:00PM on that day...hope to see you there!