

July 5, 2008
Sterling Woods II – Master Association
Danbury, CT
Website: www.sterlingwoods2.org

Dear Association Members:

Below there is some very significant information that we ask you pay special attention to.

In the recent past, a number of unit owners discovered water leaks on ceilings within their unit resulting in large insurance claims. The source of the leak was subsequently determined to be the solid water feed pipe which comes from the wall and leads to the toilet tank. The water connection is made with two compression fittings connecting a solid pipe from the feed on the wall to the input to the toilet tank. Because the toilet and the tank are connected together, when one sits on the toilet there is movement between the upper tank fitting and the fitting on the wall. This constant movement places a stress on the compression fittings and the solid pipe which will eventually result in a failure.

The resulting consequences are – damage to the unit (sheetrock, carpeting, wood flooring, mold, etc...), the need for an emergency repair, an insurance claim having to be processed through both your homeowner policy and the association policy, interior repair coordination, out of pocket losses to the homeowners (their own deductible) and the possibility of negative impact on the association's ability to obtain insurance quotes and or competitive prices when we seek to renew the association insurance.

The Master Board, in conjunction with REI, was going to orchestrate a community wide replacement program at association cost in order to eliminate this risk for all involved. Bear in mind, per the governing documents, this repair is technically owner responsibility.

REI had offered to charge \$40 per unit for a total cost of \$14,320 and group appointments were going to be made nights and weekends to better accommodate those who are out during the weekday. Unfortunately, city officials indicated a licensed plumber would be needed in order for them to condone such a community wide repair. Further, per the city building department, this repair should not be done by anyone other than a licensed plumber even on an individual basis.

REI then sought bids from licensed plumbers with two unfortunate outcomes – the anticipated costs would at least double and we could not find a plumbing firm willing to conduct group appointments at nights or on weekends. As a result, the Master Board was forced to change direction.

We are asking that each individual homeowner replace all of their toilet water feed lines as soon as possible on their own and at their own cost. The associations' regular plumber, Marty Flynn (775-3879) has offered to handle these repairs for \$75 plus sales tax. Feel free to contact Marty directly or another licensed plumber of your own choice.

We urge you to address this risk as soon as possible. It is almost impossible to monitor this potential problem as evidence of this leak shows up on a sheetrock ceiling and not on the bathroom floor in the form of a puddle.

News on the pool...

- The Master Board was asked to once again visit the rule on numbers of guests at the pool. Guests are limited to four per unit. After review and consideration, an increase to the number of guests has been ruled out. Frankly, we are having enough issues at the pool as is without adding to the frequency of that by increasing the number of potential attendees.
- Please - no parking on the road adjacent to the pool. Use visitor parking or walk to the pool. Violators may be fined and/or towed.
- If you have infants, remember diapers may not be worn when in the pool.
- We ask that all residents and guests conduct themselves with the utmost respect for others at the pool. We have already had numerous issues regarding loud and or rough behavior. Report all concerns to the attendant when he is there or contact our management office. We thank you in advance for your cooperation.
- We have been asked to pass along a concern from our neighbors in Sterling Woods I. They ask that residents of Sterling Woods II not use their pool unless accompanied by a resident of their community.

Be on the look out – recently, someone dug up and stole a plant from the entrance area. We ask that all residents be watchful and let us know if you spot any suspicious activities around the community. Thanks.

Bunco – we have a new club. There will be Bunco Night every 3rd Tuesday of the month beginning on 7/15. It will run from 7:00 – 9:00 PM at the clubhouse. Feel free to join in on the fun!

A few general reminders include...

The Second Annual Sterling Summer Social will be held on Friday July 25th at 7:00 PM. Information is available at the clubhouse.

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.

The next Master Board meeting will be held on Wednesday, July 16th. 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, Bunco Night, 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,

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