

**August 27th, 2008**  
**Sterling Woods II – Master Association**  
**Danbury, CT**  
**Website: [www.sterlingwoods2.org](http://www.sterlingwoods2.org)**

Dear Association Members:

Recently, we have had reports of some very vocal confrontations at the pool. In each case reported, there were heated arguments over pool attendee behavior. Although the pool season is nearly over, we want to take this opportunity to remind owners that the behavior of children and adults must be tempered so that everyone can enjoy their time at the pool. We must be courteous and respectful of each other. If you have an issue with rule violations, we ask that you speak with the pool attendant or check in with the office staff. If you are able to collect name/address information on the violator that would be helpful but we do ask that you not enter into arguments and confrontations.

REI and the Landscaping Committee have been compiling a list of dead shrubs around the community. All those noted or reported will be replaced this fall. Also, ornamental shrubs will be pruned during the month of September. Once that work has been completed, let us know if you are not satisfied and the contractor will be asked to return to your unit.

Cement walk and front patio repairs are underway. Garage door replacements and spot painting (intended to extend door life) will also be taking place in the immediate future. If you have concerns with the condition of your garage door, contact the on site office and Kim can let you know if you are on the maintenance list and what is planned for you.

REI and the Master Board have arranged for a flu shot and pneumonia shot clinic to be held on site for resident convenience. See the attached information and pre-registration form if you are interested.

The fall dumpster day has been scheduled for Saturday, October 25<sup>th</sup>, 2008. To prevent non-resident and resident abuse of this accommodation, new procedures will be put in place. We ask that you cooperate with these new measures in order that this program be continued. There are a number of steps that we will be taking but of greatest significance will be staff monitoring while the containers are on site. The role of the monitors will be to catch non-residents attempting to dump at SW2, dumping on the ground and not in the containers, and to prevent inappropriate materials from being dumped (such as construction project materials and hazardous substances). These have been the three greatest concerns. We are hopeful we can eliminate these abuses so the program can continue for the benefit of all residents.

As the year winds down, the Treasurers Committee undertakes the task of proposing a budget for the following fiscal year. It is anticipated that the draft budget will be presented to the Master Board at the November meeting and to owners at the December Annual Owners meeting. This years' task includes consideration of the recently conducted reserve study.

**A few general reminders include...**

Please do not park on the streets within the community. It creates a safety hazard for pedestrians, emergency vehicles and vehicular traffic and is a violation of association rules.

For those of you who are enjoying the pool, we wanted to let you know that the last day the pool will be opened is Sunday, September 14<sup>th</sup>. The last day the pool attendant is on duty is Monday, September 1<sup>st</sup> (Labor Day).

The next Master Board meeting will be held on Wednesday, September 17th. 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 date – there will be a one day delay in trash and recycling pick up due to the holiday listed below...

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’s email address is [kmurray@reipropertymanagement.net](mailto:kmurray@reipropertymanagement.net).

Sincerely,

Art Stueck  
President  
REI Property and Asset Management  
(203) 744-8400, extension 128  
[astueck@reipropertymanagement.net](mailto:astueck@reipropertymanagement.net)