

**Sterling Woods II – Master Association
c/o REI Property Management
The Platinum Club
115-117 Silversmith Drive
Danbury, CT 06811
(203) 748-0859**

January 26, 2009

Dear Association Member:

In the January 4th, 2009 newsletter, I strongly urged all residents to make certain their heating system is functioning safely and I continue to do so. I also included the context of an e-mail we received from one of your fellow residents. The e-mail mentioned that the owner had their furnace inspected to prepare for the 2008/2009 heat season. At that time, they were told by the heating contractor that their heat exchanger was cracked and that this could release carbon monoxide into their unit. Based on that information, they paid to have the heat exchanger replaced.

I want to provide you with additional information that you may find helpful if you decide to have your furnace serviced. The original furnace that was installed in your unit was manufactured by Lennox. There are local contractors who are authorized by Lennox to provide sales and service. You can contact Kim at the on site office if you want to reach the original Sterling Woods installer.

If you service your furnace and are told the heat exchanger has cracked, you should definitely get a second opinion before spending substantial amounts on a replacement. You can also contact Yankee Gas if it is suggested that you have a carbon monoxide leak. Yankee Gas will inspect the premises at no cost. It is also a good idea to have a carbon monoxide detector in your unit. If you do have a carbon monoxide detector, don't forget to replace the batteries at least annually.

If you have any questions, please contact Kim at the on-site office at (203) 748-0859 or by e-mail at kmurray@reipropertymanagement.net or you can e-mail me at astueck@reipropertymanagement.net.

Sincerely,



Arthur Stueck
President
REI Property and Asset Management

Cc: Board of Directors

January 26th, 2009
Sterling Woods II – Master Association
Danbury, CT
Website: www.sterlingwoods2.org

Dear Association Members:

Thus far, it has been a cold, snowy, challenging winter. For the most part, we have received very good feedback with regards to the snow removal vendor and the services they provide. When there were complaints, or special requests, the vendor has been very responsive. We have also dispatched our contractors to assist residents with ice damming and related concerns.

In spite of the cold, we have been very busy lining things up for the balance of 2009. Recently, the Master Board voted to approve a new trash/recycling removal contract. As a result of the bidding process, association costs for this service will be coming down by nearly \$20K per year. We were also able to hold insurance premiums steady in spite of the unusually high number of claims experienced last year. For budgeting purposes, we anticipated an increase in costs. We now know that we will come in significantly under budget for this category.

We also bid out pressure washing of the buildings and decks followed by staining of the decks. This will be done in the Summit and Willow Villages in 2009. The winning bidder was Yankee Painting. They just completed a three year cycle of washing and staining decks with good feedback from residents. In this new three year contract, they will handle both the pressure washing of the buildings and pressure washing and staining of the decks.

Additionally, the Master Board voted to replace all remaining wood garage doors thus completing the transition to metal doors. This decision was made in order to obtain the best per unit pricing from the preferred vendor and to make certain that all homes receive the same style door. The original plan was to perform this over a period of years but, after analyzing costs and risks, it was determined that it would be best to complete this project in 2009 or at the latest early 2010. These doors will be installed at various times during the year.

Finally, we will be sending out bid requests for the re-paving of the main entrance. It is anticipated that this project will be completed in the third quarter of the year. It is our intention to repave Silversmith from the intersection at Nabby Road to the intersection with Bradford Drive and Logging Trail.

A few other general reminders include...

Trash and recycling pick ups are normally Monday mornings. The following holidays cause a one day delay in the pick up schedule - February 16th, May 25th, September 7th and October 12th.

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”.

The next Master Board Meeting will be held on Wednesday, February 18th, 2009. The Open session begins at 7:30 PM. Let us know, one week in advance, if you would like to be placed on the agenda and the subject matter that you would like to cover.

Please note – we are inviting Perry Salvagne, President of the Hodge Insurance Agency, and the association’s insurance agent, to attend the February Open Session. We will be discussing association insurance protection. We suggest you consider attending this meeting if you have any questions with regard to your personal homeowner insurance and how it integrates with what the association provides you.

If Kim or I can assist you in any way, please let us know. Kim’s email address is kmurray@reipropertymanagement.net.

Sincerely,



Art Stueck
President
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