

May 4, 2009

**Sterling Woods II – Master Association
Monthly Newsletter**

Website: www.sterlingwoods2.org

Dear Association Members:

As a reminder, the spring dumpster day is scheduled for Saturday, May 16th, 2009. The dumpsters will be available to residents from 8:00 AM until 5:00 PM (unless they are filled earlier). To prevent abuse of this accommodation, new procedures were put in place last fall. We ask that you cooperate with these measures in order that these services continue into the future. The dumpsters will be located in the parking next to the clubhouse by the playground.

Please be aware that we recently received more reports of car break-ins here at SWII. These occurred during the night time hours. We remind you that you should keep your cars secured when left outside. We ask that you be vigilant about your surroundings and anything suspicious should be reported to the police immediately. We would also like to be informed as well.

For those residents of the Birches Village, the landscaping vendor has asked that you not irrigate your lawn on Wednesdays or early in the morning on Thursdays as Thursday is the day they come to cut the lawn.

The Master Board wanted me to remind all residents that damage done to the common areas will be repaired by the association and the related costs will be billed back to the responsible unit owner. Common examples are siding melted due to barbecues being too close to exterior walls, lawn damage due to pets not being properly curbed, and unit owner caused damage to garage doors.

Please note that residents and guests are parking in the roadways. As you know, this is against association parking rules and can create a dangerous situation. We ask that residents remember this and provide your guests with proper parking instructions.

We have seen a decline in the amount of dog feces along Silversmith Drive and we appreciate the improved pet owner cooperation and adherence to association rules. If you are a pet owner, please continue to follow the rules. We would like to remind pet owners to be more careful – we do observe a fair amount of lawn damage directly in front of units. It is a rule violation to curb a dog or cat on the front grass area of any unit. If you observe violations, please report them in writing to our on site management office.

Due to complaints from residents, the issue of bird feeders has once again caught the attention of the board. The most common complaint is the mess that the seeds leave on the common grounds and that this in turn attracts unwanted wildlife (mice and rats). The board is going to consider rule changes in this regard. Some consideration will be given to eliminating them from the common area; limiting the number an owner can have, limiting them to non-manicured common areas, limiting them to the winter season and requiring the use of shell-less seeds. At this time, the board would like to solicit comments from the residents. If this subject interests you, please send us a letter or email which we can share with the board.

Current Projects...

Paving – engineer specifications have been completed and they will go out to bid shortly. The scope will include replacement of a significant portion of Silversmith Road, seal coating of the driveways in the Elms and miscellaneous asphalt repairs throughout the community. We anticipate undertaking this project either late summer or early fall.

Concrete replacement – the bid process has been completed and a vendor selected for this years rear patio and front walk replacements. Work will be initiated in the very near future.

Building and deck pressure washing & deck staining – work was initiated but was put on hold due to the high levels of pollen. We will pause for a couple of weeks or so and then the work will be re-initiated. Those impacted will be given more specific notice before we re-start.

Garage door replacements – phase one of the project, 84 doors, has now been completed. Owner satisfaction was very high in terms of both the quality of the work and their dealings with Brookfield Overhead Door. Phase two will take place in the fall. At that time, all remaining wood garage doors (156) will be replaced. Owners will be contacted in advance before scheduling takes place.

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 – **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 – Computer Club, Social Events, Bunco Night, Bridge, Book, Knitting, and Poker. Just click on “Social Activities”.

The next Master Board Meeting will be held on Wednesday, May 20th, 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.

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

Sincerely,

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