

**June 29, 2009**

**Sterling Woods II–Master Association  
Monthly Newsletter  
Website: [www.sterlingwoods2.org](http://www.sterlingwoods2.org)**

Dear Association Members:

Recently, two pool rule changes were approved by the Master Board and the required notice and comment period has been provided to all owners. As a result, enclosed you will find a new page for insertion into your Association rule book. A full set of the rules can be emailed to you at any time – simply contact the on site office.

Please be reminded to lock your car and all doors to your home. Do not leave valuables in your car - especially where they can be seen. Be watchful of the neighborhood and report all incidents to both the police and management. Unfortunately, we do continue to receive reports of automobile petty thefts or attempts of same from our residents. The Board and Management are currently looking at various measures that could be taken to improve association security. If you have any suggestions or feedback, do let us know.

See the attached flyer - we have set the date of August 14<sup>th</sup> for our annual pool social with a rain date of August 21<sup>st</sup>.

Residents are asked to not keep watering cans and other gardening tools left out on their front porches.

REI and the Board recently negotiated a three year contract extension for snow removal services from Hoffman Landscaping. In return for the extension, the Association was given lower per inch rates for snow removal should snow amounts exceed the seasonal cap of 55 inches.

### **Landscaping.**

Annual turf repairs have been completed throughout the community. Spring plant replacements are underway – this is the first of two cycles. The second cycle will take place in the fall and we will be recording requests over the next few months. Pruning of ornamentals shrubs will begin shortly. Lawn fertilization and weed control was applied to the lawns in May and ornamental beds have been treated to prevent grubs and other damaging insects. Broadleaf weed control will be applied to the lawns in late June or July and trees have been treated to prevent pest and disease damage. Various tree replacements on the main entrance boulevard and throughout the community will take place shortly.

### **Current Projects..**

Paving bidders are currently being interviewed and we hope to complete the vendor selection in July. 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 has been completed for the year.

Street signs, mounted on the stone monuments will all be replaced in the very near future.

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

The pneumonia and flu shot clinic will once again be offered here at SWII. The date and time has been set for October 20<sup>th</sup>, from 4:00 PM to 6:30 PM at the clubhouse.

We do ask that all residents be reminded to drive slowly in the complex. Based on observations and comments from residents, the Board and REI remain concerned for the safety of all residents (and their pets) whether traveling in cars, on bikes or on foot.

Trash and recycling pick ups are normally Monday mornings. The following holidays cause a one day delay in the pick up schedule – September 7<sup>th</sup> and October 12<sup>th</sup>.

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, Game Night Club, Bridge, Book, Knitting, and Poker.

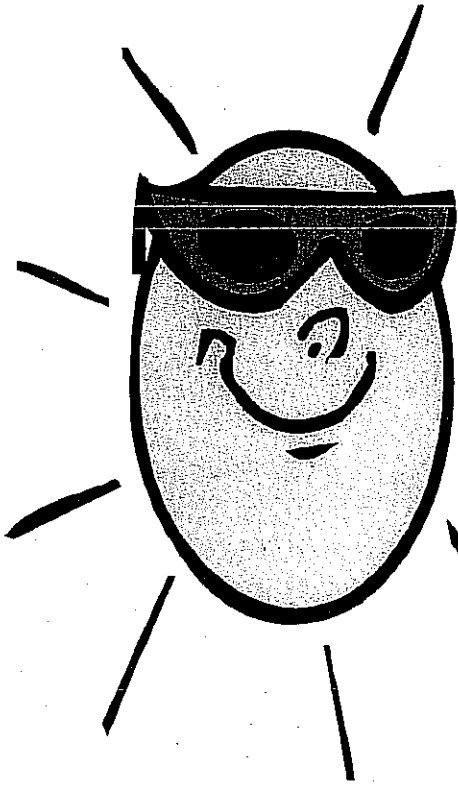
The next Master Board Meeting will be held on Wednesday, July 15th, 2009. The Open session begins at 7:30 PM. Let us know, one week in advance, if you would like to be placed on the agenda and the subject matter that you would like to cover.

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

# To All Sterling Woods II Residents :



Please join us poolside for our  
annual "Summer Social"

Friday ~ August 14th ~ 7PM

(raindate 8/21)

Music

Beer, Wine, Hors d'oeuvres &  
Sweets to be served.

Please R.S.V.P. before July 31st by returning the completed form below, along with your payment to the Platinum Club. You can either leave in the mailbox or slip under the door. Make checks payable to REI. The cost is \$10 per person. Residents only please.

However, singles may bring one guest.

Name: \_\_\_\_\_ Number of Adults \_\_\_\_\_

Address: \_\_\_\_\_

I would prefer: Red Wine \_\_\_\_\_ White Wine \_\_\_\_\_ Soda \_\_\_\_\_  
Beer \_\_\_\_\_ Lite Beer \_\_\_\_\_

Should you require any further information, please contact Renee 743-7136 or Kim at 748-0859

\*\*For this event, all attendees must be at least 21 years of age. Also, to allow for set up, the pool will be closed at 6PM on that day.

Fifth, regardless of the form of mediation selected, the first mediation meeting under the fourth step should occur no later than fifteen (15) calendar days after the meeting which occurs as result of the third step. Neither the Applicant nor any other party shall be required to attend more than one meeting with the mediator(s). The mediators selected should try and use all reasonable efforts to resolve the dispute by voluntary means, including any additional meetings, which are acceptable to the parties.

Finally, if the dispute cannot be resolved under the foregoing procedures, the Applicant shall be free to pursue any legal recourse available.

## **ARTICLE X General Recreation Rules**

Section 10.1 Limited to Occupants and Guests. Passive recreational facilities, the clubhouse, pool, open space and woodlands within the Common Elements are limited to the use of Unit Owners, their tenants and invited guests. The Unit Owner or Resident must accompany guests when using any club house facilities. All facilities are used at the risk and responsibility of the user, and each Unit Owner and invited guest(s) shall hold the Master and Village Associations harmless from damage or liability claims by virtue of such use.

Section 10.2 Ejection for Violation. Unit Owners, members, guests and tenants may be summarily ejected from any recreational facility in the event that they violate the Association Rules, and may be suspended from utilizing same until the time for Notice and Hearing concerning such violation, and thereafter suspended for the period of time established as a result of such a hearing.

Section 10.3 Proper Use. Recreational facilities must be used only for the purposes for which they were designed. They may not be abused, overcrowded, vandalized, or operated in such a way as to prevent, or interfere with, permitted play, or use by others.

Section 10.4 Bicycles, etc. Bicycle riding, skate boarding, roller-blading, roller-skating, sledding and skiing are all prohibited on the sidewalks and lawn areas of Sterling Woods.

## **ARTICLE XI Swimming Pool Area**

Section 11.1 Pool Usage. During the scheduled pool season, the pool can be used only during the authorized pool hours posted at poolside. The use of this facility is not supervised and Unit Owners should be aware that their use of same is entirely at their own risk. Pool attendants, when available, do not serve as life-guards but employees of Sterling Woods that will assist residents in signing-in, caring for the pool and enforcing the Master and Pool Rules. All residents must sign-in when entering the pool area. All residents must also list the names of all guests.

Section 11.2 Regulations of the Department of Health. All regulations of the Connecticut State Department of Health are included herein by reference.

Section 11.3 Attire. All persons must wear suitable swimming garments when using the pool facilities. No person shall, in public view of other association residents or visitors, dress in such a manner as to expose their buttocks, excessive cleavage, or genitals.

Section 11.4 Diseased Persons. Any person known or suspected of having a communicable disease shall not be permitted to use the pool.

Section 11.5 Spitting or Blowing Nose. Spitting, or blowing one's nose in the swimming pool, is prohibited.

Section 11.6 Boisterous Play. Running and boisterous or rough play is prohibited.

Section 11.7 Limitation on Number of Guests. Pool is intended for the use of Sterling Woods residents and their guests. The number of guests of any Unit Owner, at any time, may not exceed four. Guests must be supervised by an adult 18 years or older. The Unit Owner or Resident must be present for any guest to be permitted to use the pool or any other recreational facility.

Section 11.8 Children in the Pool. Children under the age of 16 will not be allowed in the pool area unless accompanied by an adult. Children who normally wear diapers must wear swimsuit diapers of the type that prevent leakage when using the pool. Rubber pants must be worn over the swimsuit diapers.

Section 11.9 Portable Radios, CD's, etc. Radios and musical reproduction devices are prohibited from the swimming pool area, unless they are outfitted with earplugs such that music is not audible to anyone other than the owner of the device.

Section 11.10 Prohibited Items. Pets, food, alcoholic beverages, glassware, electrical appliances, underwater breathing apparatus, knives and other dangerous items are prohibited in the pool area.

Section 11.11 Flotation Devices. Flotation devices are not allowed.

Section 11.12 Pool Safety Equipment. Emergency Safety Equipment shall not be moved except for swimming emergencies.

Section 11.13 Platinum Club Key. The Platinum Club key shall not be loaned to Non-Unit Owners under any circumstances. If you have lost your pool/clubhouse key you will not be permitted to use the pool until you receive a new key. Cost for a replacement key is \$100.00.

Section 11.14 Additional Rules. Please refer to the rules posted at the swimming pool which are included herein by reference.