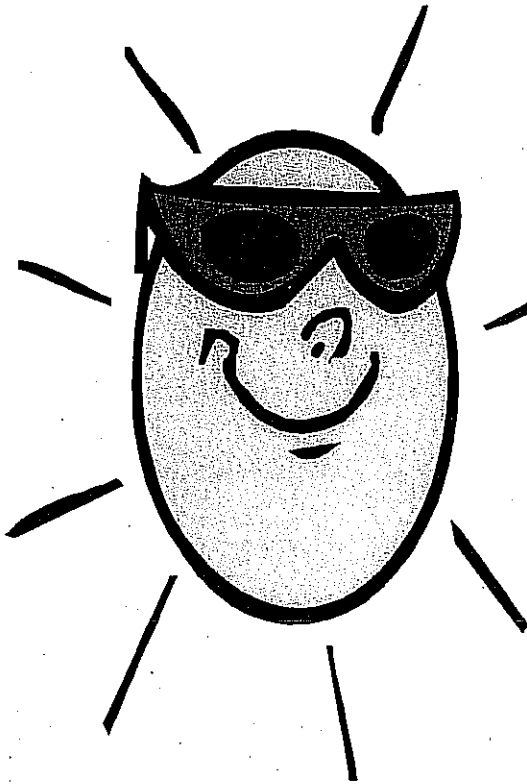


To All Sterling Woods II Residents :



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.

To prevent gutter clogging and reduce costs of routine maintenance, "Gutter Guards" are now being installed. Only the rear of certain units/buildings will be addressed. Those units being worked on have been given notice.

We anticipate selecting a paving contractor within the next week or so. The main entrance road will be replaced from Nabby Road to the intersection of Silversmith and Bradford/Logging Trail. We will keep residents informed as the work approaches.

Some routine reminders...

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

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

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, August 19th, 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,

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

July 29, 2009

**Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org**

Dear Association Members:

I hope you are enjoying the summer season. Hopefully, you have noted that we are holding our Annual Summer Social on August 14th at 7:00 PM at the pool. See the attached flyer for more details. The rain date is August 21st. We encourage you to attend and spend some time with your neighbors and perhaps meet some of your fellow residents for the first time.

The Board of Directors wanted me to mention that all owners should check the age of their hot water heater and consider replacing it. If it is over seven years old, you may be at risk. If it leaks or bursts, it will create an emergency situation and possibly cause damage to your unit.

In addition, we would like to caution all residents with regards to proper vendor selection before you replace your hot water heater. As per City of Danbury Building Department Officials, state law requires that any condominium owner having plumbing work performed in their unit must hire a contractor that has a P-1 license, be insured and they must pull a permit with the City of Danbury.

Below is some additional information regarding the community and some routine reminders.

Landscaping...

Spring plant replacements have been completed – 86 new plants were installed and 15 plants were relocated. Pruning of all ornamental shrubs has also been completed.

Thus far, 12 dead or dying trees have been replaced and the annual evergreen tree trimming program has been completed. Irrigation opinions and proposals are being collected for consideration along the main entrance boulevard to prevent further loss of trees. If affordable, this may be installed when the road is repaved

Current Maintenance Projects...

Concrete repairs and replacements of walks and rear patios are underway. Those owners directly impacted have been notified in writing.

There are approximately 87 privacy walls that are not properly capped to prevent rot to the internal wood structure. Estimates are being obtained to replace these caps using either metal flashing or Azek trim board material.