

September 2, 2009

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

Dear Association Members:

On behalf of the Master Board and REI, I want to thank Renee Strazza, Kim Murray, Robert McNamare (“Rockin Rob”), Elizabeth Piller, Bill Karten, Stefanie Mischner and Frank Strazza for their efforts in making the summer social another great success. The weather cooperated, which was rare for this summer, and everyone there had a great time. If you missed it, do join us next year.

Unfortunately, the summer is nearly over and we will be closing the pool after the weekend of September the 12th and 13th. In terms of pool water quality and weekend supervision, we got lots of positive feedback this year. If you do have any suggestions, with regards to pool operations that you would like considered for next year, do let us know.

This fall, we will once again be holding our Dumpster Day program. The Master Board has selected Saturday October 24th as the date. Look for additional details on procedures for this offering in my next newsletter.

Recently, a number of residents have expressed concerns about young children being left outside without proper adult supervision. Concerns expressed include - children going into mailboxes, climbing on trees and utility boxes, damaging flower beds and not getting out of the road when traffic is coming. Safety of Sterling Woods II children and their guests is our first concern along with damage to the common areas. We ask that all parents be careful with their children, and their young guests, by providing the proper adult supervision when they are outside. Also, please make sure that bikes and toys are not left out in the common areas once the children are done playing.

After exhaustive study and debate, the Master Board has adopted a new policy on the use of bird feeders in the common area. No new rules will be established at this time. Rather, the community will be provided the guidelines that management will use to address any concerns that arise due to bird feeders. This new policy has been attached for your review and consideration.

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

Landscaping.

A slow release fertilizer was applied to the lawns in August. The next application will be in the September/October time frame. All ornamental trees and shrubs have been inspected and treated as needed for pests and disease.

Coming soon - all lawn areas will be core aerated and over-seeded in September and the fall plant replacement program will be initiated shortly. If you have a need (a missing, dying plant or dead plant) do let us know as soon as possible.

Current Maintenance Projects..

Paving work is underway and thus far we have had virtually no complaints. We appreciate your cooperation. This new road will be superior to the original one and has been designed for a much longer life. We have also addressed a drainage concern that existed along the right side of the exit. In case we decide to add irrigation to the main boulevard, conduit for underground water lines have been placed under the road so we will not have to disrupt the new paving should this be installed in the future. All driveways on Bradford Drive will be crack filled and seal coated. All roadways throughout SWII will be crack filled to extend the useful life.

Concrete repairs are now complete. If you have a concern about your front walkway, front porch or rear cement patio let us know and we will have the Maintenance Committee evaluate your request.

There are 87 deck privacy walls that leave the structure exposed to water. In the very near future, these walls will be capped with flashing to prevent water penetration and the resulting wood rot.

Gutter guards are being installed on the back of various buildings throughout the community. This project is about 90% complete. This preventative step will help to reduce the annual cost of fall gutter cleaning. Those units with exposure to wood-lines and large trees were selected.

The garage door replacement program will start up again in October. For those of you with wood doors, it will be replaced before the year is out.

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 attached sign up sheet.**

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, September 16th, 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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