

November 2, 2009

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

Dear Association Members:

Unfortunately, I must deliver some sad news this month. Peter Zane, long time President of the Oaks Village, passed away unexpectedly just last week. His dedication to his village was truly appreciated and he will be missed by us all.

In addition, we recently had a fire in the Willows which apparently started in the washer / dryer area. The fire resulted in significant damage and the homeowner has been displaced. The cause of the fire is being investigated by the City of Danbury and the Association's insurance carrier. We will keep you apprised of their findings. In the meantime, we once again encourage all residents to keep their dryer vents clean. If interested, REI does provide this service. The Master Board is considering adopting a rule making periodic dryer vent cleaning mandatory.

Budget plans for 2010 will be presented to the Master Board during the November Board Meeting. The formal presentation to interested owners will take place at the Annual Meeting in December. A meeting notice, agenda and budget draft will be sent to you in advance of the meeting.

My thanks go to Kim and the community – we had another successful Dumpster Day and the Halloween event was a very enjoyable evening for those that could make it.

Below is some additional information regarding the community.

Landscaping...

Lawn core aeration and over-seeding has been completed and the fall plant replacement program is about to take place. In addition to the mums, kale has been planted as part of the multi-season flowering program. Fall clean up is ongoing and will continue well into December. Fall lawn fertilization was recently completed and a lime application will take place shortly.

Trees in the entrance boulevard median remain a major concern – there are seven trees that need replacement and an additional fourteen trees that are being closely watched. The installation of an irrigation system for this area is being considered for 2010. The landscaping committee is working with Bartlett, our tree vendor, to see what can be done to restrict the growth of Bradford Pear trees.

Current Maintenance Projects...

The garage door replacement program has resumed and it is anticipated that all wooden garage doors will be replaced before year end. Privacy wall cap modifications, to prevent internal rot, are about 40% complete.

Some routine reminders...

At this time of year, we do ask that you make sure you remove any potted plants that have died off for the year and store away your flower pots for the winter. If the pot is a large ornamental, you can clean it out of dead plants and leave where it is for the winter.

Trash and recycling pick ups are normally Monday mornings. For the remainder of 2009, there will be no pick up schedule changes.

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

The next Master Board Meeting will be held on Wednesday, November 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.

If Kim or I can assist you in any way, please let us know. Kim's hours are now approximately 7:45 AM until 2:45 PM. Her email address is kmurray@reipropertymanagement.net and the on site phone number is (203) 748-0859.

Sincerely,

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