

December 31st, 2009

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

Dear Association Members:

On behalf of the Master Board and REI, I hope you have enjoyed the holiday season and wish you all a Happy and Healthy New Year in 2010.

Please take note – in addition to this newsletter, enclosed is an instructional cover letter and a vehicle registration form. Your cooperation in this regard is appreciated. Non-compliance with this request is a rule violation and could lead to fines. We trust that will not be necessary.

As you know, we recently held the Annual Owners Meeting for the main purpose of 2010 budget ratification. The budget was ratified and there will be no increase in common charges. I understand that the coupon books have arrived – if that is not the case for you, do contact Kim Murray immediately and she will assist you with that. To avoid unfair late fees, the cut off date will be pushed back to January 21st.

The Association is once again offering special services for the disposal of Christmas trees. A dumpster will be placed in the parking area at the top of Revere Road (across the street from the clubhouse). The dumpster will be dropped off on January 2nd and picked up on January 14th. If the dumpster is full before January 14th, it will be removed. Please make certain that only real Christmas trees are disposed of and that they are free of all decorations.

Unfortunately, someone abused the dumpster program and contaminated the Christmas trees with carpeting, a fish tank and household garbage. This occurred between Saturday, the 2nd and Monday, the 4th. Abuse like this can lead to additional costs incurred by the Association. If you can provide any information in regards to who did this, please contact Kim.

We recently received a report of leakage from a flexible water connector hose to a hot water heater in the community. These flexible water hoses connect the water supply to the hot water heater. The Association's plumber recommends that all residents switch to hard piped, soldered connections. Most of you will not be affected by this because the flexible water connectors are usually only used by handymen and people doing it themselves because it is easier. We do suggest that you check and address this matter if appropriate. Thanks.

Some routine reminders...

Holiday decorations are to be removed ten days after the holiday. Your cooperation in following this rule will be appreciated.

Out of respect for the neighbors and the rules, we again remind pet owners to be diligent in regards to curbing and picking up after your pets.

For 2010, trash pick ups will be delayed by one day on **Monday, January 18, 2010, Martin Luther King Jr. Day**; Monday, February 15, 2010, Washington's Birthday; Monday, May 31, 2010, Memorial Day; Monday, July 5, 2010, Independence Day; Monday, September 6, 2010, Labor Day; and Monday, October 11, 2010, Columbus Day.

All pickups will be delayed one day following the holiday for that week.

Garbage pails must have lids on them when placed out for disposal on pick up days. Make sure your pail is properly covered and we suggest you take measures to prevent them from blowing away on windy days.

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, January 20th, 2009 at 7:30 PM. The Open Session will begin immediately following the Executive Session which begins at 7:00 PM and ends 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,

Art Stueck
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