



(Picture Provided by Anne Holland)

**March 30, 2015**

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

Dear Unit Owners:

I wish I could tell you that “spring is here!”. But while the calendar dictates that it is, it sure does not feel like it. Unfortunately, our region has suffered through another very trying winter with lower than normal temperatures and higher than normal snow accumulations. At Sterling Woods II, and our other properties, we have been dealing with slip and falls, ice damming, roof leaks, frozen and burst pipes and extra costs for snow removal. Hopefully, the weather will break soon and we can start dreaming about opening your pool!

I would like to thank the Unit Owners who have returned their vehicle registration form. If you still have not returned your vehicle registration form, please do so by **March 31, 2015** or your unit will be fined \$25.00 and you will continue to be fined each month until your form is returned. This form must be submitted even if the information remains the same from last year.

**Snow Removal**

There are significant, unplanned expenses due to the severity of the 2014/2015 snow removal season. The Treasurer’s Committee will be analyzing the budget at the end of the snow season and making a decision on how best to pay these additional incurred expenses.

**Dumpster Day**

The spring dumpster day has been scheduled for Saturday, May 16<sup>th</sup>, 2015. The dumpsters will be available to residents from 8:00 AM until 5:00 PM (unless they are filled earlier). The dumpsters will be located in the parking spaces by the playground. There will be a monitor at the dumpsters while they are on site. The role of the monitor is to catch non-residents attempting to dump at SW2, prevent dumping on the ground and not in the containers and to prevent inappropriate materials from being dumped.

Items not allowed include hazardous wastes (gasoline, oil, propane, paints, Freon, etc...), AC units, car tires, brush and tree stumps, rocks, cement, and car batteries. If you are going to dump lawn mowers or other such equipment, they must be drained of all oil and fuel. **You must have proper proof of identification and SW2 residency with you.**

### **Landscaping Committee Report – courtesy of Julia Brzezinska**

On February 26, 2015, the Landscape Committee met with all association landscaping vendors - Eastern View (general grounds), Bartlett Tree (trees) and Lawn Doctor (lawn weed/feed program). Discussed was timelines for services to be completed from last year, anticipated work to be done this year and any committee concerns about the services to be provided. The Landscaping Committee will resume meeting on a weekly basis starting on April 2.

Pear and ornamental tree pruning work is continuing. A deer repellent treatment was applied to the arborvitae and selected shrubs throughout SWII in the middle of March.

### **Maintenance Committee Report – courtesy of George Torro**

The Maintenance Committee will perform their spring walkthrough in the month of April.

Bids for pressure washing buildings, pressure washing decks, staining decks and preparing and painting metal hand rails are now being collected. A three year contract will be awarded which provides for these services being performed at all six villages.

### **Exercise Room Update**

Two new treadmills are on order and are expected to be installed in early April. A copy of the operation manuals for all equipment will be placed in the gym but if you have questions please contact Kim and she can arrange for assistance. There will also be a general "sprucing-up" of the exercise room over the next few weeks to enhance the facility for all of the unit owners.

### **Roads Committee Report – courtesy of Stan Kishner**

The Roads Committee met with Howland Engineering to write road specifications. The specifications will be forwarded to the committee in the very near future. Once the specifications have been received, a pre-bid meeting will be scheduled so that a bid package can be completed. It was agreed that Heartwood Lane, Logging Trail Road and Revere Road will be the first three streets to be repaved.

### **Deck Committee Report – Steve Griffing**

The Deck Committee has only received two proposals from engineers so far to evaluate the conditions of the decks. The committee will continue to obtain a third proposal.



#### **Some routine reminders...**

We do ask that all residents be reminded to drive slowly in the complex. The speed limit in Sterling Woods is 15 mph.

Unit Owners/residents are not allowed to put down different color mulch in the common areas around your Unit.

The next holiday that will impact trash pick-up will be Memorial Day. That week the pickup will be on Tuesday, May 26, 2015.

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 II – Book, Bridge, Canasta, Computer, Knitting, Poker, Sterling Woods Lunch Bunch and Game Night.

The next Master Board Meeting will be held on Wednesday, April 15, 2015 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 approximately 7:30 AM until 2:30 PM. Her email address is [kmurray@rei-pm.net](mailto:kmurray@rei-pm.net) and the on-site phone number is (203) 748-0859.

Sincerely,

A handwritten signature in black ink, appearing to read 'Art Stueck', with a stylized flourish at the end.

Art Stueck - President  
REI Property and Asset Management  
[astueck@rei-pm.net](mailto:astueck@rei-pm.net)