



(Picture Provided by Anne Holland)

April 22, 2015

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

Dear Unit Owners:

The winter is finally over and it is time for Spring Clean Up! I would like to remind you that our annual spring dumpster day has been scheduled for Saturday, May 16, 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 REI staff monitoring the dumpsters while they are on site. The role of the monitors will be 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.**

Spring Clean Up Request

I would like to ask that you take the time to take a look around the outside of your unit. If you have personal items stored outside, including around and under your decks, please clean up your area. Please note personal items are not allowed to be stored on Common Elements. Please also clean up any items in your mail bin either below or above your mailbox.

Pool Season

The pool will open for the season on Saturday, May 23rd. The Association has once again hired a pool attendant for weekends and holidays. Returning to provide service to the community will be Kathy Wielock. Kathy is a resident at Sterling Woods and has been the pool attendant since 2012. We ask that you cooperate by following all related association rules – both when the attendant is on duty and when she is not. I have attached the pool rules for your reference.

Garbage and Recycling

It has been brought to our attention that the lighter recyclable items such as plastic milk containers have been blowing out of the blue recycling bins, which have no lids on them, on windy days. Please make every effort to put heavier recycling items on top of lighter items to avoid anything from blowing out of the bins. It has also been noticed that some unit owners who put their recycling out in bags have not been properly securing the bags and again the recycling in the bags are blowing out of the bags. If you put your recycling in a bag, please be sure to tie the bag shut tight.

I would like to remind you that garbage cans should either be put outside after dark on the night before pickup or on the same day as pickup. All refuse containers must be removed and brought inside your Unit the same day as the pickup.

Bulletin Board in the Clubhouse

There are two bulletin boards in the entranceway of the clubhouse. The bulletin board on the right hand side as you enter clubhouse is for residents to hang information (for example, if you want to sell an item). Anything that is hung on this bulletin board will be taken down 30 days after it has been put up and the item you are posting on the bulletin board should not be larger than 8 ½ x 11. Please note management has the right to remove anything from the bulletin board that is deemed to be inappropriate.

Landscaping Update (courtesy of Julia Brzezinska)

Spring cleanup has begun and street sweeping was completed on April 14. Weekly litter cleanup is being performed by the landscaping vendor. Planting of pansies around the clubhouse and the entranceway will be done shortly. Edging of shrub beds and trees began on April 16. Old mulch will be removed and new mulch will be added to the shrub beds on Logging Trail Road, Silversmith Drive, Revere Road and Hancock Drive beginning on April 16 and will continue until completed. The remaining villages are scheduled to receive additional new mulch. On April 28 (weather permitting), we will apply fertilizer with crabgrass control to all turf areas.

Winter tree pruning is completed. The first of two applications of deer repellent on arborvitae was completed. The replacement tree in the entranceway is scheduled to be planted in late May/early June.

Since we are on the topic of landscaping, please note the following:

- If you put a divider around the tree in front of your unit, you need to keep it neat with no grass growing within the divider or the divider will have to be removed. The divider also cannot interfere with the landscapers mowing of the lawn.
- For residents of the Birches Village, the landscaping vendor has asked that you not irrigate your lawn on Wednesdays or early in the morning on Thursdays as this is the day they come to cut the lawn.

Maintenance Committee Report – George Torro

The Maintenance Committee has begun their spring walk around looking for areas throughout the complex that need possible repair or replacement and will report their findings to the Board once they have inspected the entire community.

Roads Committee Report- Stan Kishner

The Roads Committee met with Howland Engineering on April 1. The engineer is in the process of finalizing specifications for road replacement, driveway replacement and drains. The engineer is about three months late in getting these specifications completed.

Once the specifications have been received, hopefully by the end of April, a pre-bid meeting will be scheduled so that a bid package can be completed and sent out right away. It was agreed that Heartwood Lane, Logging Trail Road and Revere Road will be the first three streets to be replaced.

Deck Committee Report – Steve Griffing

The Deck Committee and REI are reviewing two proposals that were received from engineers to evaluate the decks. It was noted there was a significant difference in the amount of the two proposals.

Steve Griffing stated the head of the Roof Committee, Deck Committee and the Roads Committee will meet and will discuss possibly consolidating any inspections that may need to be done.

Roof Committee – report provided by George Holland and summarized by Steve Griffing

The Roof Committee interviewed a number of roofing contractors, roofing engineers, roofing consultants and home inspectors. The Committee confirmed the estimated 20 year life of a roof shingle is fairly accurate so the Reserve Plan to start replacing our roofs at the 20 year milestone is reasonable. The Committee received proposals to inspect a sampling of the roofs to see if they are aging as expected and will be discussing this further when they meet in May.

A few reminders to pet owners:

- Please remember that you should not curb your dog close to any unit's patio or front grass area. Do not allow your pet to urinate close to other units, on mailbox stations, lampposts or other resident's flowers and shrubs.
- All pets must be on a leash and accompanied at all times while in the common areas. Pets are never to be tied up outside unattended, left on porches or decks unattended, or left to roam outside on their own.
- All pet owners or attendants, are responsible to immediately pick up after their pet and properly dispose of the waste.

Some routine reminders...

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, May 20, 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 and the on-site phone number is (203) 748-0859.

Sincerely,



Art Stueck - President
REI Property and Asset Management
astueck@rei-pm.net

Attachment

Pool Rules Posted at the Pool*

- Pool hours are daily from 9:00 AM to 8:30 PM. There is no life guard on duty. Use of the pool and pool area is at your own risk. The Association is not responsible for accidents. Entry and exit to the pool area is only through the clubhouse.
- No more than four guests per unit may be invited to the pool at any time. Guests must be accompanied by the resident who needs to be 18 years or older. All residents must sign in when entering the pool area and they must list the names of all guests.
- Bathers must shower before entering or re-entering the pool. Spitting or blowing the nose in the pool is prohibited. Any person known or suspected of having a communicable disease is not allowed to use the pool.
- Children under 16 years old must be accompanied by an adult. Children who normally wear diapers must wear swimsuit diapers. Rubber pants must be worn over the swimsuit diapers.
- Only appropriate attire is allowed when using the pool facilities.
- No smoking, alcoholic beverages, food, glassware, bobby pins, barrettes, pets allowed in the pool area. All refuse must be placed in proper receptacles.
- No diving in the pool allowed. No toys or rafts in the pool or pool area. No running, pushing, jumping or boisterous play in the pool or pool area.
- Radios must be played with earphones only. Electrical appliances, underwater breathing apparatus, knives and other dangerous items are prohibited in the pool area.
- Emergency safety equipment shall not be moved except for swimming emergencies. Pool furniture must be covered before use by anyone using lotions. Pool lounges, chairs and tables are not to be reserved or moved from the pool area.
- Please report violations in writing to management.

***You can also refer to the Rules & Regulations (Article XI - Swimming Pool Area).**