



(Picture Provided by Anne Holland)

May 28, 2015

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

Dear Unit Owners:

We hope you enjoyed the Memorial Day Weekend and the beautiful weather. As you may know, the pool is now open and is ready for you to use! Below are operational highlights of our activities here at Sterling Woods II.

Dumpster Day

Once again, this program was very successful. We thank those that participated for cooperating with the procedures and the attendants. We anticipate that it will be run again this fall – we will let you know the date in the near future.

Water Usage Report

If you would like a copy of the 2015 annual drinking water quality report which has been provided to the Association by the City of Danbury, please stop by the on-site office for a copy or let Kim know and she can e-mail you the report. The report is intended for water customers but it comes to the Association as they are responsible for paying the bills. This report can also be found on the Association's website.

Your fireplace should be serviced periodically

Please note that it is worthwhile to have your fireplace inspected/serviced periodically, possibly every couple of years. In 2014, we had to submit an insurance claim because there was extensive soot damage in a Unit from a bad gasket on the fireplace. The total amount of this claim was \$18K. If you would like additional information, please contact Kim Murray at the on-site office.

Landscaping Committee Report - courtesy of Julia Brzezinska

The following work has been completed: edging, mulch reduction in designated areas, new mulch added throughout the community and pansies were planted by the clubhouse and the entranceway. Reseeding work due to snow plow damage was completed on May 4. Eastern View will make additional lawn repairs the week of May 25.

A shrub replacement list was put together and approved by the Board. Shrub replacement will begin by the week of June 8. Lawn Doctor applied fertilizer with crabgrass control to all turf areas on May 5. Gypsum was applied to designated areas which helps leach salt from lawn areas where the snow was piled.

A systemic soil injection for eleven Birch trees located at the front of units was applied on April 23. The first of four foliage fungicides were applied to 28 crabapple trees, 21 purple leaf plum trees and 48 Bradford pear trees.

Maintenance Committee Report – courtesy of George Torro

The Maintenance Committee has completed their spring walk around. The list of suggested work was put together and provided to the Board for review. REI will begin obtaining proposals for the suggested work.

Roads Committee Report- Stan Kishner

The paving specifications were sent to eight paving contractors on April 30. The contractors were asked to return their bids for the paving work by May 18. On May 14, the engineer informed the Association he needed to make a few changes to the specifications. Revised specifications were sent to the contractors on May 21 and it was requested that they return their bid by June 1.

Roof Committee – George Holland

George Holland stated the estimated 20 year life of a roof shingle is fairly accurate. He stated the quality of the installation is critical. Inspections should be done along the way. Specifications will need to be written and an engineer will need to be hired. The Roof Committee and REI have reached out to an engineering company asking for a proposal to inspect some of the roofs both from the outside and inside of the unit.

Some routine reminders...

Charcoal grills are not permitted within Sterling Woods.

The speed limit within Sterling Woods is 15 miles per hour.

The next holiday that will impact trash pick-up will be Labor Day. That week the pickup will be on Tuesday, September 8, 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, June 17, 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,

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