



(Picture Provided by Anne Holland)

July 20, 2015

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

Dear Unit Owners:

Below are operational highlights at Sterling Woods:

Special Assessment

At the most recent board meeting, the Master Board approved a special assessment to pay for extra snow emergency costs incurred over this past winter and higher than expected insurance premiums. A letter was sent to all Unit Owners on June 16, 2015 regarding the special assessment. If you have any questions or have not received this letter, please contact Kim at the onsite office at 203-748-0859 or via e-mail at kmurray@rei-pm.net. The average cost for each Unit is approximately \$279.00.

A new social club has been formed – Mah Jongg Club

A new social club has being formed – Mah Jongg Club – if you are interested in joining this club or would like additional information, you can contact Frances Revell at 203-792-8373. The Mah Jongg Club will meet every Thursday at 1:00 p.m. at the Sterling Woods Platinum Club starting on September 3.

Fall Dumpster Day

Please mark your calendars. The Board has chosen Saturday, October 24 for the fall dumpster day. More details will be provided as we get closer to the date.



Landscaping Update (courtesy of Julia Brzezinska)

Pruning of shrubs was completed on July 2. Pruning will be done again in September. Fertilizer with crabgrass control was applied to all turf areas on July 14. Grub control was also applied. Pruning continues for maples, firs and ornamental trees. On June 23, the second of four monitor inspections of trees and shrubs was done. The monitor inspections are for ornamental trees and shrubs at the fronts and sides of units for insects, disease and cultural problems that could impact plant health. Treatments, as needed, are provided to suppress pest damage and promote plant health. The next monitor inspection is scheduled for July 27.

Julia also provided an update regarding the Revere Hill, which is located behind the 1300 to 1900 buildings. The landscaper performed a general spring cleanup on the hill in April and will do monthly cuttings from May through November. In the fall, the hill will be re-evaluated to see if more crown vetch needs to be planted or if it makes sense to slit seed the entire area.

Next Scheduled Lawn Application: The next scheduled lawn application for fertilizer and weed control is August 25 or 26 depending on the weather. Fertilizer will be a blanket application to all turf areas. The majority of the application will be granular with liquid to be used on small areas and slopes. Broadleaf weed control will be sprayed as needed throughout the property. Liquid post emergent of crabgrass will be spot sprayed on or in between visits.

If you have any questions on the materials that are applied, please contact Kim at REI.



Maintenance Update (courtesy of George Torro)

Power washing of the buildings and decks and staining of the decks on Pinnacle Way and Cypress Drive is expected to be completed by July 24 depending on the weather. Miscellaneous painting work which is mostly painting trim around rear doors and louvers is expected to begin at the end of August/early September.



Roads Committee Update (courtesy of Stan Kishner)

As reported previously, a capital improvement plan was initiated to replace all of the deteriorating roads within the villages. This will be done incrementally over a few years as budget permits. The roads committee determined that Heartwood and Logging Trail would be done first. Paving bids were sent out to eight contractors. We received three bids and three companies told the Association they chose not to bid. The two other companies did not respond. The Paving bids were reviewed and the Board has approved a not to exceed amount of \$560K to repave Heartwood Lane and Logging Trail Road. Driveways will also be repaved on these roads. REI was asked to obtain additional pricing from A&J Paving for different curbing options on Heartwood Lane and would like them to include traffic control in their pricing. The Board has chosen Bouchard Construction to repave Logging Trail Road. Bouchard's bid for this work was the lowest bid received. A&J Paving was chosen to repave Heartwood Lane and their bid was also the lowest bid received. This work is expected to be done between September 1 and October 31. As we get closer, further details will be given to Unit Owners affected by this work. Both contractors are providing a two year warranty for their work.

NOTE: the money for this project comes from the reserve fund that was established and augmented several years ago by the board for just these types of projects and capital expenses.

The Master Board would like to specifically thank the unit owner members of the Roads Committee and REI for all of their efforts in advancing this project.

Some routine reminders...

Recently there have been cigarette butts found in the pool area. I would like to remind you that there is no smoking allowed in the pool area. The last day the pool will be open is Monday, September 7th.

Please hold Tuesday, September 29th from 5:00 p.m. – 6:30 p.m. for the Flu Shot Clinic at the Platinum Club. More details will be provided shortly.

Please remember that you should not curb your dog close to any unit's patio or front grass area. All pet owners or attendants are responsible to immediately pick up after their pet and properly dispose of the waste.

Please note that you can put your garbage containers at curbside for pickup either after dark on the night before pickup or on same day as pickup. Your garbage containers should be brought inside your Unit the same day as the pickup. Garbage containers should be stored inside your Unit.

I would like to remind residents that dryer vents should be cleaned out at least once per calendar year. REI does offer this service and can offer a discount. Unit Owners can contact the on-site office for more information regarding this service.

The next holiday that will impact trash pick-up is 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, Mah Jongg and Game Night.

The Master Board would like to thank the many unit owners who attended the July 15th meeting. The turnout was larger than usual and the interest and participation was greatly appreciated. Several ideas were expressed that help guide the board and clarify issues. And a reminder that the board meeting minutes and agendas for future meetings are available on the Sterling Woods II website at: <http://sterlingwoods2.org/minutes.htm>

The next Master Board Meeting will be held on Wednesday, August 19, 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