



August 28, 2015

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

Dear Unit Owners:

We hope you are enjoying the beautiful summer weather we have been experiencing and that you have some time off and some fun planned for the upcoming Labor Day weekend!



The Bethel Visiting Nurses Association will once again provide a flu shot clinic here at the SWII clubhouse. The date and time has been set for September 29th from 5:00 PM to 6:30 PM. See the attached sign-up form.



Two new committees are being formed

The Sterling Woods Master Board would like to form two new committees.

The first committee would research information regarding solar panels on roofs of individual homes (and possibly the clubhouse). Recently, an owner requested approval of the installation of solar panels on his home (in the Birches) and that has prompted the need for a thorough review of this matter before the board considers making a decision.

The second committee will be asked to evaluate the current pool rules and make suggested changes to the Board for their review. Any changes would go into effect for the 2016 pool season.

If you are interesting in joining either of these new committees, please contact Kim Murray at the on-site office at 203-748-0859 or via e-mail at kmurray@rei-pm.net.



Landscaping Update (courtesy of Julia Brzezinska)

In September, lawn mowing will start on Hancock Drive. The last shrub pruning of the season will take place in late September. Mums will be planted at the entrance to the community and at

the clubhouse in either the end of September or early October. In September, aeration and over-seeding of the lawns will be completed.

A blanket application of fertilizer, broadleaf weed control and insect control to all lawn areas was applied on August 26. Also, a liquid post emergent of crabgrass control was spot sprayed on the lawns.

The fourth and final inspection of trees and shrubs is scheduled for late August. These inspections are for ornamental trees and shrubs located at the fronts and sides of units for insect and mite pests, diseases and cultural problems that could impact plant health. Treatments, as needed, are provided to suppress pest damage and promote plant health. The Oaks, Birches and Willows (Heartwood Lane, Silversmith Drive, Logging Trail Road and Cypress Drive) are the three villages that will receive fertilization of their shrubs this year. Also, 70 maples in the entranceway and other ornamental trees throughout Sterling Woods will receive a prescribed soil treatment to supply necessary nutrients. All this work should be completed by mid-September.

Next Scheduled Lawn Application: The next scheduled lawn application for fertilizer and weed control as well as a lime application is scheduled for October 6 or 7 weather permitting. Fertilizer will be a blanket application to lawn 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)

Concrete replacements (mostly walkway sections in the fronts of units and a few patios) were scheduled to begin the week of August 24th. Caulking work (mostly to the front stairs of units, some patios and around the stonework in fronts of units) was scheduled to begin the week of August 31st. **The contractor informed REI he is running a week later than expected.** Miscellaneous painting work throughout the community (mostly rear door frames) will begin the week of August 31st weather permitting.

Logging Trail Road and Heartwood Lane will be repaved including driveways and the roadway in September. Unit Owners that are affected by this work will receive additional information shortly. The Board approved a proposal from Connecticut Property Engineering to review the insulation and venting in several units as well as the roofs and to write specifications for future roof replacement.

Maintenance Tip from a Unit Owner:

Replacement of pitted doorknob manufactured by Schlage:

A unit owner has reported success with receiving a replacement doorknob from Schlage that has pitted over the years. Note: Door hardware is the responsibility of the unit owner. He contacted Schlage customer service at 888-805-9837 (www.schlage.com), sent them a picture of the

doorknob and they sent a replacement at no charge. It was recommended that when installing in a metal door that a barrier layer of clear silicon be applied between the two to prevent galvanic corrosion caused by dissimilar metals.



The final 2015 assessment payment (or payment in full) is due by November 10th. If you have any questions, please contact Kim at the on-site office.

The use of the visitor parking areas and/or any roadway as additional parking space is prohibited. Please do not park your car curbside.

Since the summer is nearly over, we will be closing the pool on Tuesday, September 8. The last day the pool will be opened for swimming will be on Monday, September 7. Pool furniture will be kept out one week past Labor 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.

The next holiday that will impact trash pick-up is Labor Day. That week the pickup will be on Tuesday, September 8, 2015.

The Birches Village is having their annual meeting on September 9 at 7:00 p.m. at the clubhouse. The Elms Village is having their annual meeting on September 15 at 7:00 p.m. at the clubhouse.

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 next Master Board Meeting will be held on Wednesday, September 16, 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