



(Picture provided by SWII resident Anne Holland)

November 30, 2015

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

Dear Unit Owners:

On behalf of the Board and all of us at REI, I wish you all happy holidays at this special time of year. Hopefully you will share and enjoy them with your family and friends.

Special Board Meeting to Discuss Budget

In the past, the Board has reviewed and approved to move forward with the Treasurer's Committee recommended budget, for the upcoming year, at the November Board Meeting in Open Session. This year, the Board had additional questions for Stan Kishner, the Chairman of the Treasurer's Committee, so they stayed after the Open Session Board Meeting to further discuss the proposed budget. In the following days, the Board continued to discuss the proposed budget via e-mail. All Board members voted in favor of the motion via e-mail. Without objection, the budget was approved. This notice has been given to you in order to comply with Connecticut state statutes regarding board votes by email.

Enclosed you will find the Association's official Annual Owners Meeting Notice and Agenda along with a proxy and the proposed 2016 budget. We hope you can join us on Wednesday, December 16th, 2015 at 7:00 PM at the Sterling Woods Platinum Club.

New coupons will be sent out in time for owners to make their January common charge payment in a timely fashion. To ensure that your account is properly credited, we ask that you wait for your coupon book before mailing in your January payment.

Landscaping Committee Report (courtesy of Carole Torro)

In December, there will be spot lawn mowing where needed. Clean up of leaves will continue on a weekly basis as well as policing of the grounds for litter - including Nabby Road. All lawn fertilization applications have been completed for the year.

Roads Committee Report (courtesy of Stan Kishner)

The repaving of Logging Trail Road and Heartwood Lane has been completed. The Logging Trail Road project went smoothly, but there have been some issues with Heartwood Lane. The mailbox stations on the island had to be moved closer to the road and two small areas adjacent to

driveways will be filled in with asphalt. There are scratches in some of the curbing. All issues and concerns will be discussed with the paving contractor.

Howland Engineering has recently provided the specifications to repave Revere Road and Bradford Drive. The paving committee will review the specifications with the engineer before they are sent out to contractors requesting bids for this work.

Roof Committee Report (courtesy of George Holland)

Tim Wentzell, the associations roofing engineer, has completed detailed specifications for the replacement of the roofs, roof vents and gutters. They will be used to solicit bids when the Association is ready to move forward with the roof replacement project. The reserve plan called for village by village replacement starting in 2016. After analyzing roof leaks in 2015, it was noted there weren't a lot of leaks and there were as many leaks in the newer villages as in the older ones. It was noted that the 1500 building on Bradford Drive will have its roof replaced in 2016 (repairs were done in the interim). The roof committee and the Board will continue to discuss when to begin roof replacement.

Pool Committee (courtesy of Mike Palica)

The pool committee has reviewed all surveys that were returned regarding the pool and would like to thank the unit owners who have taken the time to fill out the survey. The pool committee has also reviewed the current pool rules and will make their recommendations to the Board regarding changes to the pool rules and will provide unit owner feedback at the January Board meeting.

Solar Panel Committee (courtesy of Jake McGuigan)

The solar panel committee met with a representative from Enron to learn more about solar panels. Jake McGuigan stated the representative said it may not make sense at this time to add solar panels on a unit in the Birches or at the clubhouse until the roofs are replaced. The committee will continue to research information regarding solar panels to get answers to their many concerns regarding how they will affect the Association if they are installed on a unit in the Birches and what the benefits will be if solar panels are installed on the clubhouse.

Christmas Tree Disposal

The Association will once again offer special services for the disposal of Christmas trees. A dumpster will be placed in the parking area at the top of Revere Road (across the street from the clubhouse). The dumpster will be dropped off on January 2nd and picked up on January 11th. If the dumpster is full before January 11th, it will be removed. Please make certain that only real Christmas trees are disposed of and that they are free of all decorations.

Revised Hearing Procedure & Political Sign Policy

The Board reviewed and approved changes to the rules violation fine hearing procedure. They have also approved a new political sign policy. Attached you will find a copy of the revised hearing procedure and political sign policy you can insert into your copy of the Rules &

Regulations. If you need a full set of the Rules & Regulations, let Kim Murray know and she can e-mail them to you.

A note from REI:

REI is currently revamping our company website and our lobby display. If you would like to submit any pictures you may have taken of Sterling Woods scenery, please e-mail JPEG file images to Kim via e-mail.

Some routine reminders...

Please remember that your garbage can must have tight fitting lids on them per the Rules & Regulations and that you properly secure all recycling. On windy days, the garbage and recycling will often be seen blowing throughout the community leaving a lot of litter behind.

At this time of year, we do ask that you make sure you remove any seasonal decorations that are out of season, - such as pumpkins and seasonal potted plants that have died off for the year. If the pot is a large ornamental, you can clean it of dead plants and leave it where it is for the winter. Please properly store smaller pots inside your Unit.

Please turn off your holiday lights before leaving home or going to bed in the evening.

Please note there will be no delayed trash pickups for the remainder of the year.

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, Game Night and Sci-Fi Book Club.

The December Master Board Meeting will be held on Wednesday, December 16th, 2015. The Open Session will begin immediately following the Annual Owner's meeting. 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

Attachments