



December 28, 2015

**Sterling Woods II – Master Association
Monthly Newsletter**

Website: www.sterlingwoods2.org

Dear Unit Owners:

On behalf of the Master Board and REI, I wish you all Happy Holidays and a Happy and Healthy New Year in 2016!

Recently, a proposed rule change was approved by the Master Board (Exhibit A – Maintenance, Repair and Replacement Standards). Notice of the proposed rule change was sent to all owners as required by state law and comments were solicited. The comment period has expired and the Board reviewed and discussed the comments that were received. As a result, enclosed you will find the revised rule book pages for insertion into your Association rule book. A full set of the rules can be e-mailed to you at any time – simply contact Kim at the on-site office.



As you know, we recently held the Annual Owners Meeting for ratification of the proposed 2016 budget. After Board presentation and a question and answer session with the owners, the proposed 2016 budget was ratified. As a result, there will be a 5% increase in common charges. New coupon books will be sent out in time for owners to make their January common charge payment in a timely fashion. Please do not send in your January payment until your 2016 coupon book has been received.



Dumpster for Christmas Tree Disposal



The Association is once again offering 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 early. Please make certain that **only** real Christmas trees are disposed of and that they are free of all decorations.



Trash Removal - Holiday Schedule

2016 Trash Holiday Schedule: Our trash vendor informed the Association there will be no trash picked up on the follow major holidays that fall on a Monday. Your trash that week will be picked up on the following day:

Memorial Day – pick up will be on Tuesday, May 31, 2016.

Independence Day – pick up will be on Tuesday, July 5, 2016.

Labor Day – pick up will be on Tuesday, September 6, 2016.

In Observance of Christmas Day – pick up will be on Tuesday, December 27.



Holiday Decorations

The Board would like to thank Carole & George Torro, Julia Brzezinska, Frances Revell, Norma Schlaeger and Claire Hines for setting up the decorations in the entranceway and in the clubhouse.



Some routine reminders...

- I would like to remind Unit Owners that parking on the street is not allowed. Also, please do not park your car in the visitor's lot. Your cars should be parked in your driveway and in your garage. Also, please note that the snow vendor uses visitor parking areas during a storm for the temporary placement of snow. The availability of these areas is critical during a snow storm. Do NOT move your car from your driveway to the visitor's lot during a storm to make it "easier" for the vendor to clean your driveway. It actually hinders the snow removal effort and is a violation of the parking rules.
- As I am sure you know, many residents enjoy walking in the community. If you walk on the road at night, I would like to encourage you to wear reflective clothing or carry illumination.
- Holiday decorations are to be removed ten days after the holiday. Your cooperation in following this rule will be appreciated.
- Out of respect for your neighbors, we again remind pet owners to be diligent in regards to curbing and picking up after your pets.

- 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 January Master Board Meeting will be held on Wednesday, January 20, 2016 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