



March 25, 2016

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

Dear Unit Owners:

Below you will find various updates, news and reminders. Your attention to these matters is appreciated.

Dumpster Day

The spring dumpster day has been scheduled for Saturday, May 14th, 2016. The dumpsters will be available to residents from 8:00 AM until 5:00 PM (unless they are filled earlier). The dumpsters will be located in the parking spaces by the playground. There will be a monitor at the dumpsters while they are on site. The role of the monitor is to catch non-residents attempting to dump at SW2, prevent dumping on the ground and not in the containers and to prevent inappropriate materials from being dumped.

Items not allowed include hazardous wastes (gasoline, oil, propane, paints, Freon, etc...), AC units, car tires, brush and tree stumps, rocks, cement and car batteries. If you are going to dump lawn mowers or other such equipment, they must be drained of all oil and fuel. **You must have proper proof of identification and SW2 residency with you.**

Pool Attendant Position Available - if you are interested in the weekend pool attendant position, please contact Kim Murray at 203-748-0859 or via e-mail at kmurray@rei-pm.net.

Lawn Applications - the first scheduled lawn application this year is scheduled for April 19 depending on the weather. Fertilizer will be a blanket application with crabgrass control 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. Gypsum will be applied to center islands of the main driveway and a few other areas.

Paving Update (Stan Kishner) - the board reviewed nine bids that were received to repave Bradford Drive and Revere Road including all driveways. The Board unanimously voted to hire Bouchard Construction to repave these two roads as they were the second lowest bidder and the board is happy with the quality of their work. The lowest bid was \$11.8K less than Bouchard's before receiving an additional discount from Bouchard Construction.

Bouchard Construction's price to repave both Bradford Drive and Revere Road (option A) was for \$476,067. Art Stueck contacted Steve Dunn from Bouchard Construction and he agreed to discount the cost to repave both roads by 2%. With the discount, the cost to repave Bradford Drive and Revere Road is \$466,546. REI will put together the contract and will inform Unit Owners once the dates are determined when this work will begin.

Stan Kishner stated he would like the board to consider repaving additional roads this year in addition to Bradford Drive and Revere Road because asphalt prices are low and the association also has \$50K in retained earnings that can be used for this work. We are still waiting for bids to be returned to repave Hancock Drive and we already have proposals to repave the two Silversmith loops. REI offered to perform research on asphalt prices in light of the reduced cost of oil.

Roof Replacement Update - the board reviewed the roof replacement specifications that were written by Tim Wentzell, engineer. These specifications were also reviewed by a reputable roofing contractor who stated he felt the specifications were well written. The Board approved the specs to be sent out for bids to replace the roof on the 1500 Bradford Drive building.

Some routine reminders...

I would like to remind all owners that the speed limit in Sterling Woods is 15 miles per hour. With the warm weather approaching, residents will be outside more often with their children and pets so please abide by the speed limit.

I would like to remind all residents to pick up after their pets, to not allow their pets to urinate repeatedly on the same lawn area, on mailbox stations, lampposts or other resident's flowers. All pet owners or attendants are responsible to immediately pick up after their pet and properly dispose of the waste.

Please properly secure your recycling. On windy days, the recycling blows out of the containers if they are not properly secured leaving litter throughout the community.

The next holiday that will impact trash pick-up will be Memorial Day. That week the pickup will be on Tuesday, May 31, 2016.

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 April Master Board Meeting will be held on Wednesday, April 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,

A handwritten signature in black ink, appearing to be 'Art Stueck', written in a cursive style.

Art Stueck - President
REI Property and Asset Management
astueck@rei-pm.net