



(Picture Provided by Anne Holland)

**April 29, 2016**  
**Sterling Woods II – Master Association**  
**Monthly Newsletter**  
**Website: [www.sterlingwoods2.org](http://www.sterlingwoods2.org)**

Dear Unit Owners:

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

**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](mailto:kmurray@rei-pm.net).

**Dumpster Day Reminder**

I would like to remind you that our annual spring dumpster day has been scheduled for Saturday, May 14, 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 REI staff monitoring 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.**

**Proposed Changes to Article VI, Section 6.3 of the Rules & Regulations**

Enclosed you will find proposed changes to Article VI, Section 6.3 of the Rules & Regulations – Limitation on Types of Vehicles. If you have any comments about the proposed changes to this rule, please mail or e-mail them to REI. After the 30 day notice and comment requirement is met, and if the Master Board votes in the affirmative to adopt this new rule, final ratification occurs and we will send all residents updated rule pages which you can insert into your rule book. A full set of the rules can be e-mailed any time if you cannot locate your hard copy (or if you prefer electronic files).

### **Spring Clean Up Request**

I would like to ask that you take the time to take a look around the outside of your unit. If you have personal items stored outside, including around and under your decks, please clean up your area. Please note personal items are not allowed to be stored on Common Elements. Please also clean up any items in your mail bin either below or above your mailbox.

### **Pool Season**

The pool will open for the season on Saturday, May 28.

### **Landscaping Committee Report (courtesy of Julia Brzezinska)**

The following work has been completed - spring cleanup, edging of shrub beds and tree mounds, mulch removed and new mulch added to trees and shrub bed areas on Pinnacle Way, Cypress Drive and the clubhouse, the remaining villages received a top coating of new mulch, planting of pansies at the community entranceway and the clubhouse. Continuing weekly will be the policing of Sterling Woods for trash (including along Nabby Road down to the DalTile store). Street sweeping will not be done in the spring and the association will receive a \$500 credit.

On April 19, there was a blanket application of fertilizer with crabgrass control to all turf areas. The majority of the application was granular with liquid used on small areas and slopes.

Winter tree pruning is completed. The spring application of deer repellent on arborvitae (shrubs around utility boxes) was not necessary due to less deer damage and we have a \$500 credit. The first of four foliar fungicides was sprayed on ornamental trees (crabapples, purple plums and designated Bradford Pears). It helps suppress such diseases as anthracnose, fire blight, black knot and apple scab. Tree replacements in the entranceway are scheduled for May.

The next lawn application is scheduled for May 24 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. Insect control will be applied as a blanket application to control and prevent chinch bug damage and, as a side effect, will also assist with tick control

### **Maintenance Committee Report – (courtesy of George Torro)**

The Maintenance Committee has begun their spring walk inspections looking for areas throughout the complex that need possible repair or replacement and will report their findings to the Board once they have inspected the entire community.

**Paving Update** – Revere Road and Bradford Drive will be repaved beginning in May. These two roads and all driveways will be replaced. It is anticipated that work will begin on May 17 on

Revere Road and will continue for approximately 2 ½ weeks (weather permitting). It is anticipated that work will begin on Bradford Drive on May 31 and will also continue for approximately 2 ½ weeks (weather permitting). Residents on Bradford Drive and Revere Road received a letter providing them with detailed information in regards to the work being done.

Hancock Drive and the two Silversmith Loops will be repaved in September and when exact dates are determined, the residents on these roads will receive detailed information regarding the paving work.

The Landscaping Committee made a recommendation for reseeding work and shrub replacements for the roads that are scheduled to have paving work done this year. The Board approved the committee's recommendation. You can find the game plan for reseeding and shrub replacements on roads that are being repaved posted on the website or you can call Kim at the on-site office.

### **Some routine reminders...**

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 May Master Board Meeting will be held on Wednesday, May 18, 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](mailto: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](mailto:astueck@rei-pm.net)

Attachment

**30 Day Notice and Comment**  
**Proposed Changes to Article VI, Section 6.3**  
**Of the Rules & Regulations**

**April 29, 2016**

**The current rule reads as follows:**

Section 6.3 Limitation on Types of Vehicles. No vehicles of any kind, other than licensed automobiles, licensed motorcycles, and licensed trucks having a carrying capacity of one ton or less, may be parked on any part of the exterior of any Unit, Common or Limited Common Element. Prohibited are such vehicles as campers, trailers, boats, vehicles with more than four wheels, trucks rated at one ton or more, any off-road vehicle including All Terrain Vehicles (ATV), snow-mobiles, vehicles equipped with racks for carrying ladders, pipes, glass, etc. and/or any commercial or combination plated vehicle which are or can be used for commercial purposes. Such vehicles may, however, be kept in garages with the door closed provided that you do not require any additional parking spaces other than the one allocated on the driveway in front of your Unit. Provided, however, that pickup trucks and licensed commercial vehicles may be parked outside of an enclosed garage, for a limited time, in connection with the delivery of merchandise to, or the performance of service at, any Unit.

**The proposed changes to the rule is as follows:**

Section 6.3 Limitation on Types of Vehicles. No vehicles of any kind, other than licensed automobiles, licensed motorcycles, and licensed trucks **designated as DOT GVWR Class 1 (6000 lbs or less), Class 2 (6001-10,000 lbs) or 2B (8500 – 10,000 lbs),** may be parked on any part of the exterior of any Unit, Common or Limited Common Element. Prohibited are such vehicles as campers, trailers, boats, vehicles with more than four wheels, trucks **designated DOT GVWR Class 3 (10,001-14,000 lbs) or larger,** any off-road vehicle including All Terrain Vehicles (ATV), snow-mobiles, vehicles equipped with racks for carrying ladders, pipes, glass, etc. Such vehicles may, however, be kept in garages with the door closed provided that you do not require any additional parking spaces other than the one allocated on the driveway in front of your Unit. Provided, however, that pickup trucks and licensed commercial vehicles may be parked outside of an enclosed garage, for a limited time, in connection with the delivery of merchandise to, or the performance of service at, any Unit.