



(Picture Provided by Anne Holland)

**May 26, 2016**

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

Dear Unit Owners:

We hope you enjoy the upcoming Memorial Day Weekend. As you may know, the pool will be open on Saturday, May 28. Below are operational highlights of our activities here at Sterling Woods II.

**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**

Once again, this program was very successful. We thank those that participated for cooperating with the procedures and the attendants. We anticipate that it will be run again this fall – we will let you know the date in the near future.

**Treasurer’s Committee Report – (Stan Kishner – Chairman)**

The Treasurer’s Committee met in May and reviewed the projections for the capital reserve account. Given increases in the costs of road repaving and potential increases in estimates for replacing roofs over the next decade, the Committee projects a potential shortfall in our reserves in the early to mid-2020s. The Committee is constantly updating the outlook for our reserves, determining options including common charge increases and potential financing.

**Landscaping Committee Report (Julia Brzezinska - Chairwoman)**

Lawn mowing began on a weekly basis the week of April 28. In June, lawn mowing will begin on Cypress Drive. Lawn reseeding work began on May 17. Because of the paving project, we cancelled street sweeping services and received a \$500 credit. Continuing on a weekly basis is the policing of Sterling Woods grounds and Nabby Road for trash.

The committee has completed our spring inspection and we are in the process of compiling a list of shrubs to be replaced based on both the inspection and requests from homeowners. Planting of the new shrubs is scheduled for June. First pruning of the shrubs is scheduled for the end of June. If a homeowner does not want pruning of a shrub(s), they should notify Kim who will put them on the “No Pruning List”.

We have received a \$500 credit for not applying deer repellent to certain shrubs since it was not necessary and a \$800 credit for not replacing one of the 80/20 zone trees which was located behind the rail along the exit. Five replacement trees, in the entranceway, were planted on May 3. Irrigation systems along the entranceway and clubhouse has been turned on.

During the second week of May, the second of four fungicides, which suppress various tree diseases, was sprayed on ornamental trees throughout the community.

### **Maintenance Committee Report – (George Torro - Chairman)**

The Maintenance Committee has completed their spring walk around. George T. and Kim Murray will put together a list of suggested work to be done. This list will be provided to the Board for review in the near future.

### **Paving Update – (Stan Kishner – Chairman)**

The paving work on Revere Road has begun. The paving work on Bradford Drive is expected to begin around May 31.

### **Roof Committee Report – (George Holland – Chairman)**

Bid requests were sent to fourteen roofing contractors to replace the roof on the 1500 Bradford Drive building. Nine bids were received and five contractors did not submit bids. The bids that were received are currently being reviewed.

George Holland provided the Board with a suggested timetable for roof replacements. The Board will review and discuss this in further detail in the near future.

### **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 June Master Board Meeting will be held on Wednesday, June 15, 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,

A handwritten signature in black ink, appearing to read 'Art Stueck', with a stylized flourish at the end.

Art Stueck - President  
REI Property and Asset Management