



(Picture Provided by Anne Holland)

**August 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 long Labor Day holiday weekend. Below are operational highlights at Sterling Woods:

**New Rule – Association Collection Policy**

Recently, a new rule was approved by the Master Board (Article XV of the Rules & Regulations – Association Collection Policy). 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 no comments were received.

The July Open Session Board meeting minutes are attached showing that the Board approved this new rule. Going forward, the Board does not have to vote on each separate foreclosure action to be taken against a Unit Owner.

Usually when a new rule is approved or a rule change is made, if you receive correspondence via the mail, you are just sent the revised pages. Since many page have changed, enclosed you will find the entire set of the Rules & Regulations. If you receive correspondence via e-mail, the entire set of the Rules & Regulations will be attached in the e-mail.

**Pool Closing**

We will be closing the pool on Monday, September 12. The pool season was extended for a week this year. The last day the pool will be opened for swimming will be on Sunday, September 11. The pool furniture will be kept out until Sunday, September 18.



**Flu Shot Clinic**

The Association will once again sponsor a Flu Shot Clinic on Tuesday, September 27<sup>th</sup> from 5:00 PM – 6:30 PM at the Platinum Club. Please see the attached sign up form.

## **Dumpster Day**

The Association is offering Saturday, October 22, 2016 for the fall dumpster day. More details will be provided as we get closer to the date.



## **A new committee is being formed (Mailbox Station Committee)**

A new committee is being formed researching information regarding purchasing lockable mailbox stations. Bill Karten, Sterling Woods Board member, will be chairman of this committee.

**If you are interested in joining this committee, please contact Kim Murray at the on-site office at (203) 748-0859 or via e-mail at [kmurray@rei-pm.net](mailto:kmurray@rei-pm.net).**

**Committee Reports** – please see the attached July Board meeting minutes to read information on the various committee reports including dates of scheduled lawn applications under the Landscaping Committee Report section.



## **Maintenance Update**

Hancock Drive and the two Silversmith Loops will be repaved including driveways and the roadway in September. The contractor has not informed the Association of the exact start date but the work is expect to begin mid-September. Unit Owners that are affected by this work will receive additional information shortly after Labor Day.

Miscellaneous painting work at various units throughout the community (mostly columns and door frames) will begin on or around August 30 weather permitting.

The entire roof on the 1500 Bradford Drive building will be replaced in September. The contractor has not informed the Association the exact date the work will begin yet. Once this information is received, the Unit Owners in this building will be informed.

The Board reviewed concrete replacement/caulking proposals and the contract was awarded. The contactor has not informed the Association the date he will begin this work. This work is expected to be done in September/October.



The next holiday that will impact trash pick-up is Labor Day. That week the pickup will be on Tuesday, September 6, 2016.

The use of the visitor parking areas and/or any roadway as additional parking space is prohibited. Please do not park your car curbside.

I would like to remind residents that dryer vents should be cleaned out at least once per calendar year. REI does offer this service and can offer a discount. Unit Owners can contact Gordon Markiewicz at (203) 744-8400 ext. 131 or via e-mail at [gmarkiewicz@rei-pm.net](mailto:gmarkiewicz@rei-pm.net) for more information regarding this service and what discounts are available.

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 September Master Board Meeting will be held on Wednesday, September 21, 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.

As a reminder, please be aware a bear was spotted in Sterling Woods II on the grass area in front of the 1100 Cypress Drive building, and two unlocked cars were broken into recently, one on Heartwood Lane and one on Cypress Drive.

This September, there will be the reseeding of the grass along the roadway where the roads were repaved on Heartwood Lane, Bradford Drive, and Revere Road.

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".

Art Stueck - President  
REI Property and Asset Management

Attachments

**Flu Shot Clinic – September 27, 2016  
Pre-Registration Form**

**Please return to the Platinum Club by September 21, 2016**

**On Tuesday, September 27 from 5:00 PM – 6:30 PM** the Bethel VNA will be at the Sterling Woods II Platinum Club to give flu shots. The Bethel VNA will directly bill *Aetna, Anthem BC/BS, ConnectiCare, Healthy CT, Medicare Part B & Oxford, Medicare Advantage Plans with Aetna, Anthem BC/BS, ConnectiCare, & Wellcare*. Bethel VNA is NOT a preferred provider for Cigna, United Health Care including Secure Horizons.

If not covered by your insurance, the charge will be \$40 for the regular flu shot or \$60 for the high-dose. Checks should be made out to Bethel VNA, cash & credit cards also accepted. Payment should be made on the day of the clinic. Receipts will be available to submit to your insurance company if they are not on the list of accepted providers. On the day of the flu clinic, please wear short sleeves and **bring your medical insurance card.**

Anyone with the following health issues should not be vaccinated:

1. Previous adverse reaction to the flu vaccine
2. Severe, life-threatening allergy to eggs
3. History of Guillain-Barre Syndrome
4. Fever

Please fill out the information requested below and return this form to the REI on-site office located in the Platinum Club to secure a reservation. You may also leave the form in the mailbox outside the Platinum Club, fax it to 203-744-2758 or e-mail it to kmurray@rei-pm.net. If you have any questions, please call Kim Murray at (203) 748-0859.

This service is being offered as an accommodation to community residents. Sterling Woods Master Association assumes no liability by offering this accommodation.

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Name: \_\_\_\_\_

Street: \_\_\_\_\_

Unit #: \_\_\_\_\_

Tele #: \_\_\_\_\_

I will be receiving:

\_\_\_\_\_ Regular flu shot

\_\_\_\_\_ High dose flu shot