



(Picture provided by SWII resident Anne Holland)

December 7, 2016

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

Dear Unit Owners:

On behalf of the Board and all of us at REI, I wish you all happy holidays at this special time of year.

Special Board Meeting to Discuss Budget

In the past, the Board has reviewed and approved to move forward with the Treasurer's Committee recommended budget, for the upcoming year, at the November Board Meeting in Open Session. This year, the Board stated they wanted to review the proposed budget in greater detail before approving to move forward the recommended budget. The Board met on November 21 to discuss the proposed budget.

After reviewing and discussing the proposed budget, a few changes were made. All Board members voted in favor of the motion to approve the revised proposed 2017 budget. Without objection, the budget was approved. This notice has been given to you in order to comply with Connecticut state statutes regarding board votes in a special Board meeting.

Enclosed you will find the Association's official Annual Owners Meeting Notice and Agenda along with a proxy and the proposed 2017 budget. We hope you can join us on Wednesday, December 21, 2016 at 7:00 PM at the Sterling Woods Platinum Club.

Since the Annual Owners meeting is late in December this year, late fees will not be charged to Unit Owners' accounts in January unless the unit currently has an open balance. To ensure that your account is properly credited, we asked that you wait for your coupon book before mailing in your January payment.

Christmas Tree Disposal

The Association will once again offer 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 3rd and picked up on January 13th. If the dumpster is full before January 13th, it will be removed. Please make certain that only real Christmas trees are disposed of and that they are free of all decorations. Please do not leave your Christmas tree next to the dumpster.

Landscaping Committee Report (courtesy of Julia Brzezinska)

In December, spot mowing will be done where needed. Leaf blowing continues until the end of December. Bartlett Tree Company performs services for SWII all year. In the winter, Bartlett prunes trees and does vine management work. A 10% discount is given for winter work.

Some routine reminders...

At this time of year, we do ask that you make sure you remove any seasonal decorations that are out of season - such as pumpkins and seasonal potted plants that have died off for the year. If the pot is a large ornamental, you can clean it of dead plants and leave it where it is for the winter. Please properly store smaller pots inside your Unit.

Please remember that your garbage can must have tight fitting lids on them per the Rules & Regulations and that you properly secure all recycling. On windy days, the garbage and recycling will often be seen blowing throughout the community leaving a lot of litter behind.

I would like to remind you not to keep anything of value in your cars when parked outside your unit, to keep your car doors locked and to inform the Danbury Police if there are any incidents or if you see suspicious activity.

The next holiday that will impact trash pickup is the week of December 26. That week the pickup will be on Tuesday, December 27, 2016. There will also be delayed pick up the week of January 2. That week, your garbage will be picked up on Tuesday, January 3.

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 December Master Board Meeting will be held on Wednesday, December 21, 2016. The Open Session will begin immediately following the Annual Owner's meeting. 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