



December 27, 2016

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

Dear Unit Owners:

On behalf of the Master Board and REI, I wish you all Happy Holidays and a Happy and Healthy New Year in 2017!

Currently, there are 288 Unit Owners (out of 358) who receive correspondence via e-mail versus receiving correspondence through U.S. mail. The Board is requesting that all Unit Owners who are not currently signed up to receive correspondence via e-mail to do so. At times, the Board would like to provide information quickly to owners and sending an e-mail blast is the best way to get information to you quickly. By receiving correspondence via e-mail, you will also save the Association money. If you would like to provide your e-mail address, please contact Kim Murray by e-mailing her at kmurray@rei-pm.net or by calling her at (203) 748-0859.



As you know, we recently held the Annual Owners Meeting for ratification of the proposed 2017 budget. After Board presentation, and a question and answer session with the owners, the proposed 2017 budget was unanimously ratified. As a result, there will be a 5% increase in common charges. New coupon books will be sent out to Unit Owners. Please do not send in your January payment until your 2017 coupon book has been received.

Late fees will not be charged to Unit Owner accounts in January unless they have an open balance above the January dues amount.



Dumpster for Christmas Tree Disposal



The Association is once again offering 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 early. Please make certain that **only** real Christmas trees are disposed of and that they are free of all decorations.



Trash Removal – 2017 Holiday Schedule

The trash and recycling removal service provider informed the Association that there will be no services on the following major holidays that fall on a Monday. Your trash that week will be picked up on the following day:

New Year's Day – pick up will be on Tuesday, January 3, 2017.

Memorial Day – pick up will be on Tuesday, May 30, 2017.

Labor Day – pick up will be on Tuesday, September 5, 2017.

Christmas Day – pick up will be on Tuesday, December 26, 2017.



Holiday Decorations

The Board would like to thank Carole & George Torro, Julia Brzezinska, Frances Revell, Norma Schlaeger and Claire Hines for putting up the decorations in the entranceway and in the clubhouse. They look fantastic!



Some routine reminders...

- We would like to remind Unit Owners that parking on the street is not allowed. Also, please do not park your car in the visitor's lot. Your cars should be parked in your driveway and in your garage. Also, please note that the snow vendor uses visitor parking areas during a storm for the temporary placement of snow. The availability of these areas is critical during a snow storm. Do NOT move your car from your driveway to the visitor's lot during a storm to make it "easier" for the vendor to clean your driveway. It actually hinders the snow removal effort and is a violation of the parking rules.
- Do not to keep anything of value in your cars when parked outside your unit, keep your car doors locked and inform the Danbury Police if there are any incidents or if you see suspicious activity.
- As I am sure you know, many residents enjoy walking in the community. If you walk on the road at night, we encourage you to wear reflective clothing or carry a form of illumination.
- Holiday decorations are to be removed ten days after the holiday. Your cooperation in following this rule will be appreciated.

- Out of respect for your neighbors, we again remind pet owners to be diligent in regards to curbing and picking up after your pets.
- 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, Mah Jongg, Game Night and Sci-Fi Book Club.
- The January Master Board Meeting will be held on Wednesday, January 18, 2017 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,



Art Stueck
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