



(Picture Provided by Anne Holland)

February 24, 2017

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

Dear Unit Owners:

As you know, we finally got a serious taste of a New England winter weather this month. As a result, we did receive some reports of ice on driveways, walkways and front steps. These icy conditions were largely due to melting snow and ice from the roofs and gutters. When the weather warms up, the snow/ice melts and drips on the surfaces below and, when the weather gets colder, which is generally in the evening, these areas freeze up and become dangerous.

We ask that you be very cautious of these possible conditions. If this is occurring at your Unit, please use your garage to exit your Unit. Also, let Kim Murray know about this and she will have it addressed as soon as possible.

Proposed Rule Change – Article IV, Section 5.2 of the Bylaws – Fine or Violation

Enclosed you will find a proposed rule change that was approved by the Master Board at the February meeting. After Master Board approval, there is a requirement of notice to all residents and a ten day comment period. If you have any comments about the proposed bylaw change, please mail or e-mail them to REI. After the ten day notice and comment requirement is met, and if the Master Board votes in the affirmative to adopt this new bylaw, final ratification occurs and we will send all residents updated pages which you can insert into your copy of the bylaws.

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.

Spring Evaluations by the Maintenance Committee and Landscaping Committee

The Maintenance and Landscaping Committees will be performing spring evaluations of property conditions soon after winter conditions break. If you have any concerns about your unit or the surrounding grounds, let Kim know as soon as possible so she can pass your feedback along to the proper committee for review and consideration as they formulate plans for 2017.

Parking Rule Reminder – Please do not park your car in the visitor's lot. You should park one car in your garage and the second car in your driveway.

Garbage Rule Reminder – please be reminded not to put your garbage cans out too early on Sunday. They can be placed at curbside for pickup either after dark on the night before pickup or on the same day as pickup. All refuse containers must be brought back inside your Unit the same day as the pickup. Please also make sure your garbage cans have tight fitting lids on them and that your recycling is secured.

The next holiday that will impact trash pickup is Memorial Day. That week, the pickup will be on Tuesday, May 30, 2017.

Some routine reminders...

If there are more snowstorms, please keep your vehicles in your garage and driveway. Do not move your vehicle to the visitor's parking spaces as the snow vendor uses these areas to stage the snow during a storm.

Please adhere to the posted speed limit signs. The speed limit for association roadways is 15 miles per hour.

Please make sure your vehicle always comes to a complete stop at all stop signs throughout the complex.

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.

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 March Master Board Meeting will be held on Wednesday, March 15, 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
President
REI Property and Asset Management
astueck@rei-pm.net

Attachment

**10 Day Notice and Comment
Proposed Change to the Bylaws
Article V, Section 5.2 – Fine or Violation**

February 24, 2017

Current rule:

Article V, Section 5.2 – Fine or Violation

By resolution, following Notice and Hearing, the Master Board may levy a fine of up to \$25 per day for each day that a violation of the Master Documents or Master Rules persists after Notice and Hearing, but such amount shall not exceed amount necessary to insure compliance with the rule or order of the Master Board.

The proposed changes are as follows:

Article V, Section 5.2 – Fine or Violation

By resolution, following Notice and Hearing, the Master Board may levy a fine for each day that a violation of the Master Documents or Master Rules persists after Notice and Hearing, but such amount shall not exceed the amount necessary to insure compliance with the rule or order of the Master Board.