



(Picture Provided by Anne Holland)

April 27, 2017

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

Dear Unit Owners:

Below you will find various updates, news and reminders. Your attention to these matters is appreciated.

Lawsuit

The lawsuit against the Association, brought by Marcia Folderauer, State of Connecticut Superior Court docket number UWY-CV-16-6029960-S, has been settled.

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.

Dumpster Day Reminder

I would like to remind you that our annual spring dumpster day has been scheduled for Saturday, May 20, 2017. The dumpsters will be available to residents from 8:00 AM until 5:00 PM (unless they are filled earlier). The dumpsters will be located in the parking spaces by the playground. There will be a monitor at the dumpsters while they are on site. The role of the monitor is to catch non-residents attempting to dump at SW2, prevent dumping on the ground and not in the containers and to prevent inappropriate materials from being dumped.

Items not allowed include hazardous wastes (gasoline, oil, propane, paints, Freon, etc...), AC units, car tires, brush and tree stumps, rocks, cement, and car batteries. If you are going to dump lawn mowers or other such equipment, they must be drained of all oil and fuel. **You must have proper proof of identification and SW2 residency with you.**

Spring Clean Up Request

Please take some time to look around the outside of your unit. If you have personal items stored outside, including around and under your decks, please clean up your area. Please note - personal items are not allowed to be stored in the Common Areas. Please also clean up any items in your mail bin either below or above your mailbox.

Maintenance Update

Power Washing/Deck Staining – This year the Maples and Birches villages will have all buildings power washed, and rear decks power washed and stained. Work will begin on Hancock Drive on or about June 12 with an expected completion date of June 26. Work will begin on Revere Road on or about June 27 with an expected completion date of July 24. Then the contractor will move to the Birches and the work is expected to begin on or about July 25 with an expected completion date of August 25. Unit Owners in these villages were sent a letter informing them of the dates for this work.

Paving Update – Cypress Drive will be repaved beginning on May 15. The road and all driveways will be replaced. It is anticipated that this work will take approximately three weeks (weather permitting). Please note - at times the residents who live on Cypress Drive will be parking in areas throughout the community when they cannot park on their road or driveway.

Pinnacle Way and the clubhouse parking lot will be repaved mid-September. Letters will be sent to residents in these two villages shortly with additional information regarding the paving work.

A few reminders to pet owners:

- Please remember that you should not curb your dog close to any unit's patio or front grass area. Do not allow your pet to urinate close to other units, on mailbox stations, lampposts or other resident's flowers and shrubs.
- All pets must be on a leash and accompanied at all times while in the common areas. Pets are never to be tied up outside unattended, left on porches or decks unattended, or left to roam outside on their own.
- All pet owners or attendants are responsible to immediately pick up after their pet and properly dispose of the waste.

Some routine reminders and information...

Recently, it was reported that two young men were seen by the water tower on the road at the end of Cypress Drive. Please report any suspicious activity to the Danbury Police.

I would like to remind you that vehicle repairs are not permitted to be done in your driveway or in the community.

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

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 – Bridge, Canasta, Computer, Poker, Mah Jongg and Sci-Fi Book Club.

The May Master Board Meeting will be held on Wednesday, May 17, 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,

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
astueck@rei-pm.net