



(Picture Provided by Anne Holland)

October 30, 2017

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

Dear Unit Owners:

I hope you are all enjoying the great weather we continue to experience this fall. Below are operational highlights at Sterling Woods II for your review:

Fall & Winter Reminders

- All thermostats in the Units must be set at a minimum of 55 degrees Fahrenheit from November 1 through March 31. This is required per the Association Rules/Maintenance Standards. Failure to follow these rules could expose you to significant charges from the association.
- Please remove any dead plants from your outdoor flower/plant pots - this includes plants that were planted around trees. If you have a pot that is large and ornamental, you can clean it of dead plants and leave it where it is for the winter. Please properly store the smaller pots inside your Unit. In the past, it has been noted that some Unit Owners store empty pots on the sides of their Units or under trees – this is not allowed. Please note Unit Owners should not dump potted soil in the common areas. Shepherd hooks should not be left outside with nothing on them.

2018 Budget

It is during this time of year that we plan for the next fiscal year. As a result, a draft budget for 2018 will be presented to the Master Board by the Treasurers Committee during the November Board Meeting. The formal presentation to owners will take place at the Annual Owners Meeting on December 12, 2017. A meeting notice, agenda and the proposed budget will be sent to you in advance for your review and consideration.

Landscaping Committee Report

Mowing of lawns will begin on Bradford Drive in November.

The following work has been completed - Fall shrub replacements, core aeration and lawn seeding. Work on the storm water retention basin is scheduled for November 30, weather permitting. The fifth and final lawn application was completed on October 10 (fertilizer and lime).

In October, two replacement trees were planted - one maple on the Silversmith Drive median near the first Pinnacle Way entrance and one river birch tree on the island in the cul-de-sac of 110-118 Logging Trail. Spraying of deer repellent on arborvitae shrubs was done.

In the winter, the following work is scheduled - vine management work on Revere Road, Logging Trail Road, Heartwood Lane, Revere Service Road, Nabby Road and the sidewalk area along Silversmith Drive. In addition, pruning of maple trees, pear trees and ornamental trees will be completed.

Some reminders and information...

We had another successful Dumpster Day and we thank those of you that took advantage of this offering and cooperated with the attendants.

We would also like to remind Unit Owners that they should change the batteries in the smoke detectors in their Units at least annually.

Please clean out any papers in your newspaper slot in the mail stations.

Holiday decorations may be installed up to 30 days prior to holiday observance and must be removed within 10 days after the holiday. Holiday decorations shall be limited to the front door and porch area and may not be permanently affixed to the Unit. However, in the Birches, Village Unit Owners will be allowed holiday decoration up to six feet in front of their single-family homes.

The next holiday that will impact trash pick-up is Christmas Day. That week the pickup will be on Tuesday, December 26, 2017. There will also be a delay the following week (New Year's Day week) and trash will be picked up on Tuesday, January 2, 2018.

See the association website for meeting minutes and information about the various social clubs that are available to all residents here at Sterling Woods II – Bridge, Canasta, Computer, Poker, Mahjong and Sci-Fi Book Club.

The November Board Meeting will be held on Wednesday, November 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