



(Picture provided by SWII resident Anne Holland)

November 27, 2017

**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

On Saturday, November 18, 2017 the Master Board held an extraordinary meeting in order to closely review the proposed 2018 budget. Normally, this review would have taken place at the scheduled monthly board meeting in November, however the treasurer was unable to attend the meeting. Following a lengthy review of the budget and some adjustments to the Treasurers Committee's original proposal, director Andrew Bayer made a motion to approve a 2018 operational budget reflecting a 5% increase in expenses and common charges and a reserve budget for 2018 as recommended and proposed by the Treasurers Committee. The motion was seconded by Steve Griffing and was passed unanimously by other directors of the Master Board.

The Board also discussed Master Board officer positions for 2018. Mike Palica will remain as President of the Master Board, Andrew Bayer will serve as Vice President, Stan Kishner will remain as Treasurer and Mary Boylan will serve as Secretary.

Enclosed you will find the Association's official Annual Owners Meeting Notice and Agenda along with a proxy and the proposed 2018 budget. We hope you can join us at 7:00 PM on Tuesday, December 12, 2017 at the Sterling Woods Platinum Club.

We anticipate that new coupon books will be sent out in time for owners to make their January payment on time as expected. To ensure that your account is properly credited, please wait for your new coupon book before mailing in your January payment. I would like to remind you if you pay your common charges through the CAB website, you will have to go in to the website and adjust the amount you authorize to be paid each month. It will not be updated automatically.

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 (adjacent to the clubhouse). The dumpster will be dropped off on January 2nd and picked up on January 12th. If the dumpster is full before January 12th, it will be removed. Please make certain that only live

Christmas trees are placed inside the dumpster 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)

Leaf blowing continues on a weekly basis. Work on the detention basin has been completed. 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 clean out any papers or phone books in your newspaper slot in the mail stations.

Please remember that your garbage cans must have tight fitting lids on them per the Rules & Regulations and that you must 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.

The next holiday that will impact trash pickup is the week of December 25. That week the pickup will be on Tuesday, December 26, 2017. There will also be a delayed pick up the week of January 1. That week, your garbage will be picked up on Tuesday, January 2.

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 December Master Board Meeting will be held on Tuesday, December 12, 2017. The Open Session will begin immediately following the Annual Owners 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

Attachments