



(photo submitted by Anne Holland)

**May 3, 2018**

**Sterling Woods II – Master Association  
Monthly Newsletter  
Website: [www.sterlingwoods2.org](http://www.sterlingwoods2.org)**

Dear Unit Owners:

Below are operational highlights at Sterling Woods II for your review:

**Special Assessment**

At the most recent board meeting, the Master Board approved a special assessment to pay for extra snow removal costs incurred over this past winter and unplanned tree work caused by the March 6-8 Nor'easter. A letter was sent to all Unit Owners on April 27, 2018 regarding the special assessment. If you have any questions or have not received this letter, please contact Kim at the onsite office at 203-748-0859 or via e-mail at [kmurray@rei-pm.net](mailto:kmurray@rei-pm.net). The average cost for each Unit is approximately \$267.00.

**Dumpster Day Reminder**

We would like to remind you that the annual spring dumpster day has been scheduled for Saturday, May 19, 2018. 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.**

**Pool Season**

The pool will open for the season on Saturday, May 26<sup>th</sup>. The pool is open daily from sunrise to sunset. The Association has once again hired a pool attendant for weekends and holidays. Returning to provide pool attendant services to the community will be Matt Carino. Matt was the pool attendant in 2017. We ask that you cooperate by following all related association rules – both when the attendant is on duty and when he is not. We have attached the pool rules for your reference.

### **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.

### **Would you be interested in signing up for a CPR Certification class if it were offered at the Platinum Club clubhouse?**

Please let Kim Murray know if you would be interested in signing up for an adult/pediatric basic First Aid and CPR class, taught by Bethel VNA (the same organization who comes to Sterling Woods each year to administer flu shots) if one were offered at the clubhouse. The cost to you would be \$53.00 per person. The American Red Cross certification is valid for two years. Typically, similar classes are offered at a much higher cost, but Bethel VNA stated they would offer this class at a reduced cost to the Sterling Woods community. Class sizes are limited to a maximum of 10 people and they are willing to offer as many classes needed to accommodate interested residents. If classes are large (10 people), the class would take five hours. If smaller classes are scheduled, the duration could be shortened. If there is enough interest in the community, we will look further into scheduling as many classes needed to accommodate the need.

### **Radon Mitigation News for Sterling Woods II Homeowners**

For any Unit Owner wishing or required to install a radon mitigation system in their unit, it has been confirmed that a building permit from the City of Danbury is required, and you must request and receive permission for the installation from the Association. If you need to install this equipment, please send your written request to Kim Murray at REI Management.

**NOTE 1:** Please be advised that many of the companies providing mitigation service are informing customers that Building Permits are not required. That is incorrect information. The Board has been working directly with the City of Danbury to clarify the process and streamline it where possible.

**Note 2:** The Association has been advised that proof of the absence of radon above a certain level is a requirement for most real estate transactions, particularly those requiring a mortgage as part of the closing. Therefore, if unit owners are considering selling, it is advised that they consult with their realtor and consider starting the process early.

The installation of equipment to mitigate radon is not complicated but the Association needs to ensure that the work is done properly by licensed and insured contractors, safely and is aesthetically consistent with the exterior of the buildings. The onsite work usually takes less than a day. However, the approval process from beginning to end, from contacting the radon companies through obtaining Building Permits and approvals from the Master Board, can take 30-60 days.

Kim Murray has more detailed information to assist unit owners through the process and will provide it upon request. Please contact her at 203-748-0859 or via e-mail at [kmurray@rei-pm.net](mailto:kmurray@rei-pm.net).

For more information on radon, here is the link from the State of Connecticut - <http://portal.ct.gov/DPH/Environmental-Health/Radon/Radon-Program>.

**Exercise Room Update** – A new CS800 Spirit Stepper is now in the fitness center replacing the Broken Stairmaster. Come by and try it out.



**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.



**We have added this parking rule reminder section to the newsletter and each month we will clarify a parking rule and answer a question relating to that rule.**

**Article VI, Section 6.9 From the Rules & Regulations - Visitor's Parking.** In all villages, except the Birches, there are two primary parking spaces for each Unit, which includes an interior or attached garage space and a driveway space. In the Birches Village, there are at least four parking spaces, two inside the garage and two to possibly four in the driveway. These parking spaces are referred to as your "primary parking" spaces.

Visitor parking spaces may be used under the following conditions when all the Unit Owner's primary parking spots are occupied:

- By a visitor of a Unit Owner for up to 72 hours; or
- By a Unit Owner for up to 72 hours and only if the resident has a visitor who is parked in at least one of the resident's primary parking spaces.

If a visitor is staying longer than 72 hours, and/or the visitor parking spaces are full, additional parking is available in the Overflow Parking Areas described in Section 6.10.

**Q: What is the definition of a visitor?**

**A:** A visitor is someone who comes to your unit for a few hours or they may even stay overnight. If your visitor stays for up to 72 hours, that is fine and they can park in the visitor parking lot. If your visitor stays longer, you will have to contact Kim for an overflow pass and they will have to park in one of the overflow parking lots on Bradford or Cypress Drive. An example of when a visitor is no longer considered a visitor is when the same visitor parks their car overnight for three nights, leaves for one night and returns for three more nights.

Examples:

- A baby sitter or care giver coming every day for a few hours would be a visitor.
- A relative coming over several nights a week for dinner and leaving would be a visitor.
- A visitor staying many nights, week after week, would no longer be considered a visitor.
- A child home from college for the summer with a car living at home for the summer is not a visitor. They would need an overflow pass.

**Some routine reminders...**

The next holiday that will impact trash pickup is Memorial Day. That week, the pickup will be on Tuesday, May 29, 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, Sci-Fi Book Club and Bridge Lessons.

The May Master Board Meeting will be held on Wednesday, May 16, 2018 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](mailto: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](mailto:astueck@rei-pm.net)

Attachment

## **Pool Rules from the Rules & Regulations:**

### **ARTICLE XI Swimming Pool Area**

Section 11.1 Pool Usage. During the scheduled pool season, the pool can be used only during the authorized pool hours posted at poolside. The use of this facility is not supervised and Unit Owners should be aware that their use of same is entirely at their own risk. Individuals under the age of 16 must be accompanied by an adult. Pool attendants, when available, do not serve as lifeguards. Pool attendants will assist residents in signing-in, caring for the pool and enforcing the Master and Pool Rules. All residents must sign-in when entering the pool area. Entry and exit to the pool area is only through the clubhouse. All residents must also list the names of all guests.

Section 11.2 Regulations of the Department of Health. All regulations of the Connecticut State Department of Health, and the City of Danbury are included herein by reference. All persons shall bathe with warm water and soap before entering the pool.

Section 11.3 Attire. All persons must wear suitable swimming garments when using the pool facilities. No person shall, in public view of other Association residents or visitors, dress in such a manner as to expose their buttocks, excessive cleavage or genitals. Individuals who normally wear diapers must wear swimsuit diapers in the pool. Rubber pants must be worn over the swimsuit diapers.

Section 11.4 Diseased Persons. Any persons known or suspected of having a communicable disease shall not use the pool.

Section 11.5 Spitting or Blowing Nose. Spitting or blowing the nose in the pool is prohibited.

Section 11.6 Boisterous Play. Jumping or diving into the pool is strictly prohibited due to the shallow depth of the pool. Boisterous splashing, dunking, running, rough-housing, ball throwing or similar activities and behaviors, use of profanity or offensive language is not permitted in the pool or pool area.

Section 11.7 Limitation on Number of Guests. Pool and pool area are intended for the use of Sterling Woods residents and their guests. The number of guests per any Unit Owner, at any time, may not exceed four. Guests must be supervised by a resident 16 years or older. A Unit Owner or Resident must be present for any guest to be permitted to use the pool or other recreational facility.

Section 11.8 Portable Radios, CD's, etc. Radios and musical reproduction devices and similar audio devices are prohibited from the swimming pool area, unless they are outfitted with earplugs such that sound is not audible to anyone other than the user(s) of the device.

Section 11.9 Prohibited Items. Pets, food, alcoholic beverages, glassware, electrical appliances, underwater breathing apparatus (except swim masks and snorkels), knives and other dangerous items are prohibited in the pool area.

## **Pool Rules (continued)**

Section 11.10 Flotation Devices / Toys. Large water toys are prohibited with the following exceptions:

- A) Flotation devices such as vests, water wings, life jackets, baby floaters, etc., are allowed when users are supervised by an adult.
- B) Flotation devices such as “noodles” are allowed. However, they must be removed from the pool when not in use.

Section 11.11 Pool Safety Equipment. Emergency Safety Equipment shall not be moved except for swimming emergencies.

Section 11.12 Platinum Club Key. The Platinum Club key shall not be loaned to Non-Unit Owners under any circumstances. If you have lost your pool/clubhouse key you will not be permitted to use the pool until you receive a new key. Cost for a replacement key is \$100.00.

Section 11.13 Additional Rules. Please refer to the rules posted at the swimming pool which are included herein by reference.