



(photo submitted by Anne Holland)

May 23, 2018

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

Dear Unit Owners:

We hope you enjoy the upcoming Memorial Day Weekend. The pool will be opening on Saturday, May 26th and it will be ready for you to use! Below are some operational highlights and some reminders of our activities here at Sterling Woods II.

May 15, 2018 Storm Damage Update



If you were home during the May 15 storm or tried to get home after the storm, you may have noticed many large trees blocking the main road and residents couldn't get into the community. The Board would like to thank both REI and Bartlett Tree Experts for responding so quickly to remove the trees that were blocking the roads enabling residents to return home that evening.

The Association has since submitted an insurance claim for the damage incurred from this storm. Two decks were damaged and need to be rebuilt, the guardrail in the entranceway was damaged from a tree, one unit had roof damage from a fallen tree and many units have minor damage (missing shingles, flashing, etc.). There were also a few units that have had minor leaks from the storm. There is also a lot of tree work that still needs to be done in the community which Bartlett has been asked to handle as soon as they are able to.

If your unit has damage, do report it to Kim Murray so she can add it to the insurance claim and to the list of repairs that need to be done. If there is damage at your unit, please be patient as the repairs will be made as soon as possible.

Dumpster Day

Once again, this program was very successful. We thank those that participated for cooperating with the procedures and the attendants. We anticipate that it will be run again this fall – we will let you know the date in the near future.

Special Assessment

A letter was sent to all Unit Owners on April 27, 2018 regarding the special assessment. If you have any questions, please contact Kim at the onsite office at (203) 748-0859 or via e-mail at kmurray@rei-pm.net.

I would like to remind you that a third of what is owed is due in June, a third of what is owed is due in July and a third of what is owed is due in August. Alternatively, you can pay the full assessment no later than June 10th.

Landscaping Committee Report

Scheduled treatments are as follows:

- The first of four treatments to suppress pest damage and promote plant health of ornamental trees and shrubs at the front and sides of houses/units is scheduled to be done by the end of May.
- The first of two foliage treatments to spruce trees to suppress needle caste disease is scheduled for the third week in May. The second treatment is scheduled for the last week of May.
- Also, scheduled for the last week in May, is a systematic soil treatment to birch trees to suppress the bronze birch borer, an insect that destroys the trees.
- The scheduled date for the second broadleaf weed control (a liquid sprayed) and fertilizer application (granular but liquid for small areas and slopes) as well as an insect control (blanket application) to control and prevent chinch bug damage and a side effect also serves as tick control is on Tuesday, June 5 (weather permitting).

Maintenance Update

Handrails in the Elms, Oaks and Maples will be painted starting at the end of this week.



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: Is the owner of a third car (i.e. child, significant other, grandparent living with children), except in the Birches, permitted to park regularly in the visitor's lot?

A: No. Permission for a third car must be approved by the board based on availability of space in the overflow lots at the time of the request. Upon receipt of permission, the third car must be parked in one of the overflow lots with the pass displayed.

Q: What is the intent of the 72 hour rule?

A: The intent was to define occasional visitors for short durations, i.e. grandparent or friend visiting for a weekend. It was not intended to define someone who is a quasi-resident.

Q: What if I carpool? May a visitor(s) park in the visitor lot every day while I am at work?

A: No. If you are regularly carpooling, you should have the idle car in one of your designated spots. For a multiple car pool situation, please use one of the state public commuter lots. The visitor's lot is not a legitimate use of regular carpooling situations as it ties up the lot all day for other infrequent visitors.

Q: My parents are coming for two weeks. Can they use the visitor's lot while they are here?

A: No. You should contact Kim for an overflow pass for the duration and either have them park in the overflow lot on Bradford Drive or Cypress Drive or request a pass for one of your cars (and your guest can park in one of your primary parking spaces), whichever is more convenient.

Q: Can I just move the car in a visitor's spot every 71 hours, skip a day or switch with another car periodically etc., and be in compliance with the rules?

A: No. Such actions would be considered contrary to the intent of the regulation and therefore would be unacceptable.

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 June Master Board Meeting will be held on Wednesday, June 20, 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 and the on-site phone number is (203) 748-0859.

Sincerely,



Art Stueck
President, REI Property and Asset Management
astueck@rei-pm.net