



(Picture provided by SWII resident Anne Holland)

November 20, 2018
Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org

Dear Unit Owners:

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

Annual Owners Meeting

Enclosed you will find the Association's official Annual Owners Meeting Notice and Agenda along with a proxy, the proposed 2019 budget and the Minutes from the 2017 Annual Meeting. We hope you can join us on Wednesday, December 12, 2018 at 7:00 PM.

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. If you set up automatic payments through your own bank, you will have to adjust the amount they will pay each month.

Parking Rule and Snowstorm Parking Reminder

We would like to remind Unit Owners that parking on the street is not allowed. Also, please do not park your car in the visitor's lot. Your cars should be parked in your driveway and in your garage.

IMPORTANT INFORMATION REGARDING PARKING DURING A SNOWSTORM -

Please note that the snow vendor uses visitor parking areas during a storm for the temporary placement of snow. The availability of these areas is critical during a snowstorm. Do NOT move your car from your driveway to the visitor's lot during a storm to make it "easier" for the vendor to clean your driveway. It actually hinders the snow removal effort and is a violation of the parking rules.

Landscaping Committee Report (courtesy of Julia Brzezinska)

Leaf blowing continues on a weekly basis. 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.

IMPORTANT INFORMATION REGARDING YOUR DRYER VENT

We would like to remind all Unit Owners, per Appendix E, Exhibit A of the Rules & Regulations (Maintenance, Repair and Replacement Standards), **you should have the vents and ducts serving your clothes dryers cleaned at least once every calendar year.** Please note the dryer vent must be completely cleaned from the dryer to the unit exit (which will be different for every unit depending on installation).

If you are interested, REI does offer this service. If you would like to set up an appointment to have this done, call Carl Webster at (203) 744-8400 ext. 131 or his e-mail address is cwebster@rei-pm.net.

Gutter Cleaning

The Master Board has approved all gutters being cleaned post leaf drop season. Although we don't have dates this work will be done, please don't be alarmed if you see workers on ladders in the near future.

Holiday Related Information

Per the Rules & Regulations, Holiday decorations may be installed only up to 30 days prior to holiday observance and they 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 decorations up to six feet in front of their single-family homes.

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 (across the street from the clubhouse). The dumpster will be dropped off on January 2nd and picked up on January 11th. If the dumpster is full before January 11th, it will be removed. Please make certain that only real Christmas trees are disposed of and that they are free of all decorations.

Please do not leave your Christmas tree next to the dumpster.

Nextdoor - REI was informed that a Unit Owner received information in the mail from Nextdoor, a social networking service. Another Unit Owner signed up via e-mail to Nextdoor and the subject said Welcome to Sterling Woods. Please note that Nextdoor is not a sanctioned Sterling Woods II site.

Some routine reminders...

As I am sure you know, many residents enjoy walking in the community. If you walk on the road at night, we encourage you to wear reflective clothing or carry a form of illumination.

At this time of year, we do ask that you make sure you remove decorations that are out of season - such as pumpkins and 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.

Out of respect for your neighbors, we again remind pet owners to be diligent with regard to curbing and picking up after your pets.

Please remember that your garbage cans must have tight fitting lids on them and that you must properly secure all recycling. On windy days, garbage and recycling will often be seen blowing throughout the community leaving a lot of litter behind.

There will be no delayed trash pickups for the remainder of the year. Trash will be picked up on Monday, 12/24. There will also be no delay in pick up the week of New Year's Day. Trash will be picked up on 12/31.

See the Association's 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 December Master Board Meeting will be held on Wednesday, December 12, 2018. 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