



**December 13, 2018**

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

Dear Unit Owners:

On behalf of the Master Board and REI, I wish you all Happy Holidays and a Happy Healthy New Year in 2019!



As you know, we recently held the Annual Owners Meeting for ratification of the proposed 2019 budget. After Board presentation, and a question and answer session with the owners, the proposed 2019 budget was unanimously ratified. As a result, there will be a 3% increase in common charges.

New coupon books are in the process of being sent out to Unit Owners. Please do not send in your January payment until your 2019 coupon book has been received. Unlike in years past, late fees will not be waived in January since you will receive the new coupon books with enough time to be able to make your January payment on time.

Please be reminded that 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 pay the association each month.



**Dumpster for Christmas Tree Disposal**

The Association is once again offering Christmas tree disposal services for all residents. 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 2<sup>nd</sup> and picked up on January 11<sup>th</sup>. If the dumpster is full before January 11<sup>th</sup>, it will be removed sooner. Please understand that no artificial Christmas trees will be accepted for disposal. Your trees, free of all decorations, will be welcome and accepted at the disposal site.

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



## **Information Regarding Snow Removal**

**Snowstorm Parking Reminder:** The snow removal 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.

The contractor provides for a 24/7 dispatch service during storms. Dispatcher will be available to REI for all snow inquires. **If you have any questions or concerns during a snowstorm (or following the storm) or regarding the snow removal process, please contact Kim Murray.** You can-mail Kim at [kmurray@rei-pm.net](mailto:kmurray@rei-pm.net), call the on-site office at (203) 748-0859 or if you have an emergency and need to get in touch with someone right away, call (203) 744-8400 and hit 0.

Please note all snowstorms are handled differently by the snow vendor depending on when the storm starts, when the storm ends, the temperature, how cold the ground is, if freezing rain is expected, etc. For example, the snow vendor waited until the freezing rain ended before shoveling the walks, steps and driveways - during the first storm of this season - because he wanted to let the ice adhere to the snow versus if they shoveled earlier, the stairs, driveways and walkways would have been a sheet of ice. The contractor still met all deadlines even though he had to wait later than usual to start shoveling. Again, any questions or concerns, contact Kim Murray.



## **Trash Removal**

### **2018 Trash Removal Information**

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 pickup the week of New Year's Day. Trash will be picked up on 12/31.

### **2019 Trash Removal Holiday Schedule**

The trash and recycling removal service provider has informed the Association that there will be no services on the following major Monday holidays in 2019. On these days, your trash will be picked up on the following day (a Tuesday).

Memorial Day – pick up will be on Tuesday, May 28, 2019.

Labor Day – pick up will be on Tuesday, September 3, 2019.



## Holiday Decorations

The Board greatly appreciates the donation of time and work from the following unit owners: Carole & George Torro, Julia Brzezinska, Norma Schlager, Mary Boylan, Elissa Silvio and Claire Hines. We thank them for putting up the decorations at the entranceway to Sterling Woods and in our clubhouse. They highlight the festive mood of the season!



## 2019 Board Meeting Dates

Board Meetings are normally held on the third Wednesday of the month at 7:30 PM in the clubhouse. In 2019, the dates of the November and December Board meetings have been changed due to the holidays. The November Board meeting will be held on November 13 and the December Board meeting will be held on December 11.

**Water Usage Report** - If you would like a copy of the 2018 annual drinking water quality report which was posted on the City of Danbury's website, please stop by the on-site office for a copy or let Kim know and she can e-mail you the report. This report can also be found on the Association's website.

### Some routine reminders...

According to our Master Rules and Regulations document, holiday decorations are to be removed ten days after the holiday. Your cooperation in following this rule will be appreciated.

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 and Sci-Fi Book Club.

The January Master Board Meeting will be held on Wednesday, January 16, 2019 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,

Art Stueck  
President - REI Property and Asset Management  
[astueck@rei-pm.net](mailto:astueck@rei-pm.net)