



(photo submitted by Anne Holland)

November 25, 2019
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 2020 budget and the Minutes from the 2018 Annual Meeting. We hope you can join us on Wednesday, December 11, 2019 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 MOB (Mutual Omaha Bank) website, you will have to go into 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.

Vehicle Registration Form – a cover letter with a Resident Vehicle Information Form included was sent to you on October 24th requesting that you fill out and return the form by November 15th. **If you did not return the Resident Vehicle Information Form, please do so right away.** If you need another form sent to you, please contact Kim Murray. If you receive correspondence via e-mail, the form is attached in the e-mail. Keep in mind, not filing this information is a rule violation and you could be fined for not complying.

Parking Rule and Snowstorm Parking Reminder

We would like to remind Unit Owners that parking on the streets 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 Update (from the Landscaping Committee)

Leaf blowing continues on a weekly basis as well as weekly litter cleanup.

The Bartlett Tree Company did an extensive pine tree inventory throughout Sterling Woods II and recommended the removal of 42 white pines that present an immediate problem. On Monday, January 6, 2020, weather permitting, the Bartlett Tree Company will begin removing the following white pines: in back of the 2000 Heartwood units (14 trees) and on the sides of: 1501 Pinnacle, 1701 Pinnacle, 1705 Pinnacle, 1906 Pinnacle, 2101 Pinnacle, 2301 Pinnacle, 2305 Pinnacle, 1005 Cypress, 1201 Cypress and the front and side of 2001 Heartwood. The removal of these white pines will provide a safer environment and remove structural problems. In the backs of the 2000 Heartwood units there is a row of trees other than pines that will remain and serve as a privacy wall from the Sterling Woods I townhouses. All these areas will be prepared for grass seeding work in the spring.

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 vent 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 (location 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.

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 10th. If the dumpster is full before January 10th, 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.

Danbury Police Meeting with SWII Residents - Safety/Security Meeting

In response to the recent homicide at SWII, the Danbury Police Department met with residents to discuss security and safety in our community. Detective Lieutenant Mark Williams, Lieutenant Vince Daniello, and Deputy Chief of Police Shaun McColgan answered many questions and offered suggestions. Below are some of the highlights of the meeting:

- The recent incident was not a random act and they reiterated that there was no ongoing threat to the community.
- They indicated that the perception of crime is far greater than the actual crime rate and that SWII is an extremely safe community with a very low crime rate. They provided history on reported incidents at SWII and the overwhelming majority of calls were for EMT services, well-being checks on residents and false alarms from home alarm systems. There were a few calls for disputes and domestic disturbances. Several times they reiterated that there is little reported criminal activity in our community.
- It was stressed that if a unit owner “sees something” or “believes there may be suspicious activity”, they should contact the police and report it. There are several recommended methods to make the report:
 - Call 911
 - Call police main number (203) 797-4611
 - Call police tips line (203) 790-TIPS (8477). Note - reports can be made anonymously if preferred.
 - Email Detective Williams directly at m.williams@danbury-ct.gov (203-979-4683)
- They stated that gating the community, security personnel service and security cameras would not have prevented this incident and in general do not prevent crimes.
 - Security cameras (including personal doorbell cameras such as “Ring”) and personal alarm systems may have some preventative effect but will not stop a crime. They can be of assistance in investigations following a crime.
 - The Master Board is considering the addition of security cameras.
- The police do drive through SWII on a routine basis.
- They provided three general safety handouts which are included with this mailing.
- The Danbury Police sponsors a Citizens Police Academy once or twice a year. All Danbury residents are encouraged to participate. The next class is scheduled for the spring of 2020. General description can be found at:

<https://citycenterdanbury.com/event/citizens-police-academy/>

When in doubt, report it to the police!

Some routine reminders...

All gutters in the community will be cleaned. This work has begun.

The Board has hired Conlon Engineering to assess the condition of the existing decks, support structures and footing and to put together a design for replacement decks (including privacy walls). We wanted you to be aware of this work as you may see someone from Conlon Engineering inspecting your deck and we do not want you to be alarmed.

Please remember to winterize all exterior hose bibs following procedures recommended by the hose bib manufacturer even if you have a frost-free valve.

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.

There will be no delayed trash pickups for the remainder of the year.

The December Master Board Meeting will be held on Wednesday, December 11, 2019. The Open Session will begin immediately following the Annual Owners meeting and a short break. 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.

Website: www.sterlingwoods2.org

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 and Mahjong.

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

Enclosures