



**December 16, 2019**

**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 2020!



As you know, we recently held the Annual Owners Meeting for ratification of the proposed 2020 budget. After Board presentation, and a question and answer session with the owners, the proposed 2020 budget was unanimously ratified. As a result, there will be a 3.5% 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 2020 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 Mutual of Omaha 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 pay the association each month.

**Vehicle Registration Form** - A cover letter with a Resident Vehicle Information Form included was sent to you on October 24<sup>th</sup> requesting that you fill out and return the form by November 15<sup>th</sup>. A reminder was also put into the November newsletter. **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.**

**Water Usage Report** - If you would like a copy of the 2019 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.

### **Landscaping Update (from the Landscaping Committee)**

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.



### **Information Regarding Snow Removal**

**Snowstorm Parking Reminder:** The snow removal vendor uses visitor parking areas during storms 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 inquiries. **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, if there is freezing rain after it has already snowed, the snow vendor waits until the freezing rain ends before shoveling the walks, steps and driveways because they want to let the ice adhere to the snow versus if they shovel earlier, the stairs, driveways and walkways would be a sheet of ice. Again, any questions or concerns, contact Kim Murray.



### **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!



### **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 10<sup>th</sup>. If the dumpster is full before January 10<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.



### **Trash Removal**

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

### **2020 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 2020. On these days, your trash will be picked up on the following day (a Tuesday).

Memorial Day – pick up will be on Tuesday, May 26, 2020.

Labor Day – pick up will be on Tuesday, September 8, 2020.

### **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.

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

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

The January Master Board Meeting will be held on Wednesday, January 20, 2020 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.

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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](mailto:kmurray@rei-pm.net) and the on-site phone number is (203) 748-0859.

Sincerely,

A handwritten signature in black ink, appearing to be 'Art Stueck', with a stylized, cursive script.

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