



January 23, 2020

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

Dear Unit Owners:

Below you will find various updates, news and reminders. Your attention to these matters is appreciated.

Vehicle Registration Form – Please return this form by February 5th if you haven't done so already.

A cover letter with a Resident Vehicle Information Form included was sent to you on October 24th requesting that you complete and return it. A few reminders have been sent since and there are still 89 Unit Owners that have not returned this form. Keep in mind, not filing this information is a rule violation. If you do not submit your completed form by February 5th, you will be sent a formal warning letter for not complying. If you continue to not comply, the warning letter will be followed by a fine hearing letter. The form is attached to this newsletter.

Drones

Recently, it was brought to our attention that a resident was recreationally flying a drone within the community. The Board has discussed this concern and, at this time, they will not be creating a rule specific to the use of drones. However, there are rules in place that can be used if you feel your rights are being violated (such as noise, nuisance, disturbance, privacy violation, etc.). If you feel a resident is violating an existing rule, with the use of a drone, do properly report it to REI using the associations Rule Violation Form.

Surveillance Cameras

After Board review of what took place in the community this past September, and other past criminal matters, evaluating options and costs, etc. it was determined there was not strong justification for the investment to add surveillance cameras in the community.

Radon Mitigation News Update for Sterling Woods II Homeowners

As of 1/22/2020, the City of Danbury Health Department is offering free radon test kits to Danbury residents on a first come basis. These can be picked up at the Health Department on the first floor of City Hall, 155 Dear Hill Avenue, Danbury, CT (203) 797-4625.

Below is the radon procedural reminder:

For any Unit Owner wishing or required to install a radon mitigation system in their unit, it has been confirmed that a building permit from the City of Danbury is required, and you must request and receive permission for the installation from the Association. If you need to install this equipment, please send your written request to Kim Murray at REI Management.

Note 1: Please be advised that many of the companies providing mitigation service are informing customers that building permits are not required. That is incorrect information. The Board has been working directly with the City of Danbury to clarify the process and streamline it where possible.

Note 2: The Association has been advised that proof of the absence of radon above a certain level is a requirement for most real estate transactions, particularly those requiring a mortgage as part of the closing. Therefore, if unit owners are considering selling, it is advised that they consult with their realtor and consider starting the process early.

The installation of equipment to mitigate radon is not complicated but the Association needs to ensure that the work is done properly by licensed and insured contractors, safely and is aesthetically consistent with the exterior of the buildings. The onsite work usually takes less than a day. However, the approval process from beginning to end, from contacting the radon companies through obtaining building permits and approvals from the Master Board, can take 30-60 days.

Some routine reminders...

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 your garage. Also, please note that the snow 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. That actually hinders the snow removal effort and is a violation of the parking rules.

The next holiday that will impact trash pickup is Memorial Day. That week, the pickup will be on Tuesday, May 26, 2020.

The February Master Board Meeting will be held on Wednesday, February 19, 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.

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
astueck@rei-pm.net

Attachment

**Sterling Woods II – Master Association
c/o REI Property and Asset Management
115-117 Silversmith Drive
Danbury, CT 06811**

Resident Vehicle Information Form

Unit Owner Information:

Name(s): _____

**Address of Unit in
Sterling Woods:** _____

Mailing Address: _____

Home Phone #: _____

Cell Phone #: _____

**If you would like Association correspondence sent to you via e-mail, please provide
your e-mail address below (you can provide more than one e-mail address):**

Vehicle Information:

#1) Year _____, Make _____, Model _____,

Color _____, License Plate _____, State _____

#2) Year _____, Make _____, Model _____,

Color _____, License Plate _____, State _____

#3)* Year _____, Make _____, Model _____,

Color _____, License Plate _____, State _____

***Three cars are allowed only if a Unit Owner/resident has 3 cars and 3 licensed drivers living in the unit and if the Unit Owner applies for an Overflow Pass (and if a space is available). This does not apply to the Birches Village Unit Owners. If you are Birches Unit Owner and have more than 3 cars, please provide information on additional vehicles.**

Owner(s) Signature: _____ **Date Signed:** _____

Please note – landlords must submit this information on behalf of their tenants.