



June 22, 2020
Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org

Dear Unit Owners:

We hope this newsletter finds you doing well as the health crisis continues. When Unit Owners received the June 13, 2020 letter stating that the amenities would remain closed (pool, clubhouse, fitness center and playground) many owners asked if there would be a reduction in the common charges or a rebate because of the temporary closure of the amenities. See below for a response to that question:

Common question associated with closing an amenity:

Question: Are unit owners entitled to a reduction in common charges or a rebate because of the temporary closure of an amenity?

Answer: Annual community association budgets are estimates for all operating costs of the community. Unit owners contribute common fees to cover the entire budgeted costs and not for individual items or amenities. Having these amenities closed does not necessarily reduce or eliminate the costs of maintenance and operation. There are still utility costs (heating, air-conditioning, water/sewer, electricity, inspections, etc.), pool chemistry maintenance (even while covered to prevent stagnation and algae growth during summer conditions), costs to install temporary fencing around the playground, etc. Although there will be some savings because a pool attendant is not needed, there is also lost clubhouse rental income. The association simply will not know what the total costs will be until the end of the fiscal year (12/31/20).

Connecticut state statutes, governing community associations, also cover this matter. After year end, any surplus is either returned to unit owners (in cash or by credit) unless the board decides to pre-pay reserve contributions or has the owners vote not to return the surplus and that it be used or saved for some other purpose.

If you have any additional questions regarding the continued closing of the amenities, please contact Kim at (203) 748-0859 or e-mail her at kmurray@rei-pm.net.

Dumpster Day

The spring dumpster day has been scheduled for Saturday, July 18, 2020. **Please wear a mask when dropping off the items you have for the dumpster.**

The dumpsters will be available to residents from approximately 8:00 AM until 5:00 PM (unless they are filled earlier). Please do not arrive earlier than 8:00 AM. The dumpsters will be located in the parking spaces next to the clubhouse by the playground. On behalf of the Associations, there will be a contractor monitoring this service while the containers are on site. The role of the monitor will be to stop non-residents attempting to dump at SW2, prevent dumping on the ground and to prevent inappropriate materials from being dumped into the containers.

Items not allowed include – hazardous wastes (gasoline, oil, propane, paints, Freon, etc.), AC units, car tires, brush and tree stumps, rocks, cement, and car batteries. If you are going to dump lawn mowers or other such equipment, they must be drained of all oil and fuel.

You must have proper proof of identification and residency with you.

Black Snakes – We wanted to make you aware that black snakes (rat snakes or racer snakes) have been observed in the community. They tend to appear more frequently in the early spring and fall during the day when temperature extremes are not too great. In the heat of the summer they tend to find cooler and darker places to reside. They are very common, nonpoisonous, tend to avoid contact with people and feed mostly on rodents and other small animals. But if startled and/or cornered, they could still bite. Generally, they are just passing through. We wanted you to be aware of this, so you do not get overly frightened if you see one. If the snake is just passing through, there is generally no action the Association can take. However, if you believe they have taken up residence or are nesting near your unit please let Kim know and an effort can be made to remove them.

Landscaping Report

Eastern View is scheduled to do shrub pruning the week of June 22. Weeding is done, as needed, or on a scheduled basis once every two weeks. Mowing and policing of SWII for trash is done weekly.

Lawn Doctor's third lawn application will take place on July 7, 2020, weather permitting. The application will be grub control (Acelepryn), fertilizer, liquid post emergent of crabgrass, spot sprayed and broadleaf weed control.

Bartlett Tree's summer pruning of about 100 white pines is taking place this month. During the period 6.26.20 through 7.25.20 a foliage treatment to Crab Apple trees, Purple Plum trees, and designated Bradford Pears will take place. Inspection for damage from insects, mite pests, diseases and other cultural problems to ornamental trees and shrubs (located at the fronts and sides of units) is also in progress. Where needed, treatments will be done. In addition, during the period 6.27.20 through 7.25.20, a foliage treatment to over 20 spruce trees will take place to help suppress needle cast disease.

July Board Meeting

If you would like to join the Wednesday, July 15th Sterling Woods Open Session Board meeting at 7:30 PM, which will be held via conference call, you can call (203) 666-8107 and then enter the conference ID number which is 176 855 91#. When you call in, you will be put into a "lobby" and when the meeting is ready to begin you will be "brought" into the meeting.

Please note - you will be muted during the meeting. But, you can listen in. If you have any questions you would like the Board to answer, you should e-mail your questions to Kim Murray at kmurray@rei-pm.net prior to the meeting or call and leave a message for Kim at (203) 748-0859. Your questions will be addressed at the end of the Open Session meeting. The Board will also give you an opportunity to ask questions at the end of the meeting.

Some routine reminders...



The speed limit in Sterling Woods is 15 MPH. Drive carefully for the safety of your neighbors and visitors to the community. Thanks!

With the warm weather upon us, we would like to remind residents to please use extra caution when driving through the community as there will be children playing outside and many residents also walk in the community.

Please remember that you should not curb your dog close to your neighbor's patio or front grass area. Do not allow your pet to urinate close to other units, on mailbox stations, lampposts or other resident's flowers and shrubs. All pet owners or attendants are responsible to immediately pick up after their pet and properly dispose of the waste.

We would like to remind all owners that dryer vents should be cleaned out at least once per calendar year. REI does offer this service and can offer a discount. Unit Owners can leave a message for Carl Webster at (203) 744-8400 ext. 131 or via e-mail at cwebster@rei-pm.net for more information regarding this service and the group discounts that are available.

The next holiday that will impact trash pickup is Labor Day. That week, the pickup will be on Tuesday, September 8, 2020.

If Kim or I can assist you in any way, please let us know. You can leave a message for her at (203) 748-0859 or e-mail her at kmurray@rei-pm.net or if you have an emergency or need immediate assistance, you can call REI's main number 24/7 at (203) 744-8400 and hit 0.

Sincerely,



Art Stueck
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REI Property and Asset Management
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