



(photo submitted by Anne Holland)

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

Dear Unit Owners:

Please see below for various important updates, news and reminders. Your attention to these matters is appreciated.

IMPORTANT INFORMATION – MAINTAINING HEAT IN YOUR UNIT

With the cold, winter weather approaching, it is imperative that all owners follow the associations Maintenance Standards (which are a part of the associations rules) in order to avoid water pipes freezing and bursting. If these rules are not followed, the resulting damage to your home and those around you, from water damage, could be catastrophic. Further, if you do violate the Maintenance Standards, you can be charged the association's deductible should there be an insurable loss event.

The below is an excerpt from the Associations Rules and Regulations....

EXHIBIT A - MAINTENANCE, REPAIR AND REPLACEMENT STANDARDS

Minimum Temperatures. All thermostats in the Units must be set at 55 degrees Fahrenheit or higher from November 1 through March 31.

***Note:** Please also check batteries in all thermostats as many will not operate if batteries die.*

Turn off water valve during extended absence. If a unit is to be unoccupied or untended for one week or longer, the main water valve for the unit shall be turned off. **Note:** Some units also have total building shut off valves which must not be turned off.

Should you know of any neighboring units that are vacant, please notify the property management office at kmurray@rei-pm.net. We will then make certain ownership is aware of the rules in this regard and that they are following them. Thank you for your cooperation. If you should have any questions, please feel free to e-mail Kim Murray.

Halloween

In light of the COVID-19 pandemic, below is a link to state guidance regarding Halloween for your information:

(<https://portal.ct.gov/DPH/Communications/Guidance/Connecticut-Halloween-Guidance>)

Halloween trick or treating has never been an association sponsored event and that remains the case. It is at the discretion of all homeowners/residents as to whether or not they would like to participate in the handing out of candy to trick or treaters. If you chose not to hand out candy, the general suggestion from the Danbury mayor is that individuals keep their lights off if they wish not to participate.

Dumpster Day

The fall dumpster day has been scheduled for Saturday, November 7, 2020. 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 Association, there will be a contractor monitoring this service while the containers are on site. The role of the monitor will be to catch 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.

Unit Owner Interaction with Vendors – we would like to remind all owners that association service providers (i.e. snow removal, landscaper, trash removal, etc.) are not allowed to take direction from Unit Owners. If you have any issues or concerns, you must notify Kim Murray and she will assist you.

Fall & Winter Reminders

- Please remove any dead plants from your outdoor flower/plant pots - this includes plants that were planted around trees. If you have a pot that is large and ornamental, you can clean it of dead plants and leave it where it is for the winter. Please properly store the smaller pots inside your Unit. In the past, it has been noted that some Unit Owners store empty pots on the sides of their Units or under trees – this is not allowed. Please note - Unit Owners should not dump potted soil in the common areas. Shepherd hooks should not be left outside with nothing on them.
- Please remember to winterize all exterior hose bibs following procedures recommended by the hose bib manufacturer even if you have a frost-free valve.

2021 Budget

- It is during this time of year that we plan for the next fiscal year. As a result, a draft budget for 2021 will be presented to the Master Board by the Treasurers Committee during the November Board Meeting. The formal presentation to owners will take place at the Annual Owners Meeting on December 10, 2020. A meeting notice, agenda and the proposed budget will be sent to you in advance for your review and consideration.

Amenities Remain Closed

The clubhouse, gym, and playground will remain closed until further notice.

Contact our Members of Congress regarding Liability Limitation Legislation

On October 5, an e-mail was sent to Unit Owners who receive correspondence via e-mail requesting they send Members of Congress a request to help community associations to help limit the Association's liability so common areas can be reopened. This e-mail is attached.

Note: An email to Representative Hayes and Senators Blumenthal and Murphy will probably result in boilerplate responses from their offices that do not acknowledge the specific topic, but there is hope that if they, and their fellow representatives and senators, receive similar emails from communities from all over country they will take notice.

You can also contact our Members of Congress at:

Rep. Johanna Hayes	https://hayes.house.gov/contact/email-me	(860)-223-8412
Sen. Richard Blumenthal	https://www.blumenthal.senate.gov/contact/	(860) 258-6940
Sen. Chris Murphy	https://www.murphy.senate.gov/contact	(860) 549-8463

Landscaping

Eastern View completed aeration, over seeding and reseeding work in SWII on September 29th. On September 28th, pruning was completed and on October 5th shrub replacements took place. The next shrub replacement and reseeding work will take place in Spring 2021. Leaf blowing, mowing (sometimes spot mowing where needed) and policing of SWII for trash is done weekly. Leaf blowing will continue, at least, until mid-December.

Lawn Doctor's fifth and final lawn application of the season took place on October 9th. The final treatment was a winter fertilizer in a blanket application to all turf areas. Majority of the application was granular with liquid used on small areas and slopes. This completes Lawn Doctor's services for 2020.

Bartlett continues tree pruning throughout SWII. On September 30th we experienced a windstorm that took down two large tree branches. Our arborist will provide the Landscape Committee with a list of storm damaged trees (also storm of August 4th) that need to be removed and replaced (some may just need to be removed and not replaced). Upcoming work includes reduction pruning of 15 maple trees on Logging Trail and reduction pruning of 46 tree-like shrubs on the sides of houses on Logging Trail. This work is scheduled for October/November. Also, our arborist is compiling a pine tree inventory for the Birches (Silversmith Drive/Logging Trail Road). One was prepared last year for all the other villages.

Maintenance Update

The Board has reviewed proposals for work generated by the Maintenance Committee for concrete repairs, concrete replacement, caulking work and to replace the pre-cast step at a unit on Pinnacle Way. The Board approved a proposal and the work will begin shortly. If the weather gets too cold to complete the repairs, the work will be completed in the spring of 2021.

Political Sign Policy

Only one political sign, regarding candidates for election (town/city, state or federal) or political issues such as budgets, town/city rule/law changes, is allowed to be displayed at each unit. Signs are allowed to be displayed 14 days in advance of voting/election matters. Signs must be removed within 48 hours of the vote/election. Signs must be no bigger than 2'x 2'. Signs cannot be placed on the common or limited common elements (example: on steps, in driveway, on front lawn). Signs may be displayed inside a Unit's window only.

November Board Meeting

If you would like to join the Wednesday, November 18th 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 158 658 454#. 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. However, 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 a week prior to the meeting. 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...

Post leaf drop season, all gutters throughout the association will be cleaned. Although we do not have dates this work will be done, please do not be alarmed if you see workers on ladders once the leaves have fallen from the trees.

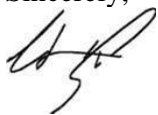
Please come to a complete stop at all stop signs in the community. The speed limit within Sterling Woods is 15 miles per hour.

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

A reminder to pet owners - all pet owners or attendants are responsible to immediately pick up after their pet and properly dispose of the waste.

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

Attachment