



(photo submitted by Anne Holland)

February 19, 2021
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.

A few rule reminders:

Small containers/garbage cans CANNOT be left outside of a unit –



Many unit owners have small cans outside their unit for dog waste bags. It appears some of the cans are also left outside to throw cigarette butts in. **Please note this is not allowed.**

If you would like to keep your dog waste bags (or any other trash) in a separate container, it cannot be left outside of your unit. Per the Rules and Regulations, all pet owners or attendants, are responsible to immediately pick up after their pet and properly dispose of the waste. Also, all Unit Owners, tenants, and other occupants of a Unit are required to keep and maintain the area in and around their Unit in a clean and neat condition. No personal items may be stored on Common Elements at any time.

Garbage Rule Reminder

Per the Rules and Regulations, garbage cans should not be put outside until after dark on the night before pickup or on the same day as pickup. All refuse containers must be removed and brought inside your Unit the same day as the pickup.

Prohibited Vehicles

Per the Rules and Regulations, vehicles that display a trademark, business logo, for sale sign, or any advertising message shall not park overnight on any of the Common or Limited Common Elements, except those vehicles which are temporarily on the property for the purpose of serving the property itself or one of the Units. Such vehicles may be kept in garages with the door closed provided that you do not require any additional parking spaces other than the one allocated on the driveway in front of your Unit.

Water Shut Off Valve in Your Unit

It is very important that you know where the water shut off valve is in your unit. If you have an emergency, and do not know how to shut off the water in your unit, you could have a lot of unnecessary damage. If you cannot find the water shut off valve, you can hire a plumber to locate it for you. If it is in a location that is not easily accessible, or if your shut off valve is not working properly, a plumber will be able to repair or move the valve if necessary.

Please note - in one of the units in each building (in most buildings it is located in one of the end units), there is also a main water shut off valve that shuts the water off to the entire building. Please make sure you know if you have the building water shut off valve in your unit, but you should also know where the shut off valve is for just your unit.

If your unit is rented, please make sure your tenant knows where the water shut off valve is.

Regarding Water Usage

As you may know, water usage is part of the common charges. Every building has a water meter, and the usage is monitored monthly to ensure there is not excessive use that can usually be attributed to an unknown leak. We recently experienced this with one of the buildings and conducted an inspection of each unit. We found small but continuous leaking in approximately half of the toilets in the six units. The unit owners were generally unaware of these small leaks that led to excessive waste of water and resulted in unnecessary cost to the association. The unit owners made the required repairs, and the situation will continue to be monitored.

Based on this experience we suggest that all unit owners check their toilets to verify that upon refilling after use, they shut off completely. There should not be any periodic refilling of the tank between uses once it is refilled. If there is, please remedy the situation immediately.

Spring Evaluations by the Maintenance Committee and Landscaping Committee

The Maintenance and Landscaping Committees will be performing spring evaluations of property conditions soon after winter conditions break. If you have any concerns about your unit or the surrounding grounds, let Kim know as soon as possible so she can pass your feedback along to the proper committee for review and consideration as they formulate plans for 2021.

Car Thefts the Weekend of January 29th

Two cars were broken into late Friday night (January 29th)/early Saturday morning (January 30th). The residents reported the incident to the Danbury Police Department. Please remember to keep your car doors locked when parked outside. One of the owners of the vehicles that was broken into believes their doors were locked. If you see something suspicious, you should contact the Danbury Police Department and also inform Kim from REI.

Amenities Remain Closed

The clubhouse, gym and playground will remain closed until further notice. The Board and REI has and will continue to gather information to determine when the Association can safely reopen the amenities. We will continue to consult with insurance and legal experts, gather information from the State of Connecticut, the City of Danbury, and the Community Association Institute. At this time, a date is not known as to when the amenities will be opened up for resident use.

March Board Meeting

If you would like to join the Wednesday, March 17th 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 283 699 357#. 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 Board Meeting. The Board will also give you an opportunity to ask questions at the end of the meeting.

Some routine reminders...

Please adhere to the posted speed limit signs. The speed limit for association roadways is 15 miles per hour. Please make sure your vehicle always comes to a complete stop at all stop signs throughout the complex.

I would like to remind homeowners, if there are more snowstorms this season, to please keep your vehicles in your garage and driveway. Do not move your vehicle to the visitor's parking spaces as the snow vendor uses these areas to stage the snow during a storm.

The next holiday that will impact trash pickup is Memorial Day. That week, the pickup will be on Tuesday, June 1, 2021.

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 or she can be reached at (203) 744-8400, ext. 153. If you have an emergency, call (203) 744-8400 and hit 0.

Sincerely,

A handwritten signature in black ink, appearing to read 'Art Stueck', with a stylized flourish at the end.

Art Stueck
President
REI Property and Asset Management