



(photo submitted by Anne Holland)

March 24, 2021
Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org

Dear Unit Owners:

Spring has arrived and we welcome the upcoming warmer weather. Below you will find various updates, news, and reminders. Your attention to these matters is appreciated.



Please take some time to look around the outside of your unit. If you have personal items stored outside, including around and under your deck, please clean up your area. Please note - personal items are not allowed to be stored in the common areas. Please clean up any items in your mail bin either below or above your mailbox.



City of Danbury Household Hazardous Waste Drop-off Event

The City of Danbury is holding a Household Hazardous Waste Drop-off Event on Saturday, April 3rd, 2021 from 9:00 AM – 2:00 PM. Please see the attached flyer.



Dumpster Day

Please note new hours and end time of 1:00 PM from previous “Dumpster Days” as service provider no longer provides service for this past 1:00 PM.

The spring dumpster day has been scheduled for Saturday, May 22, 2021. The dumpsters will be available to residents from **6:00 AM until 1:00 PM** (unless they are filled earlier). The dumpsters will be in the parking spaces by the playground. There will be a monitor at the dumpsters while they are on site. The role of the monitor is to catch non-residents attempting to dump at SW2, prevent dumping on the ground and not in the containers and to prevent inappropriate materials from being dumped.

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 SW2 residency with you.**

Volunteers Needed for the Maintenance Committee

If you would like to volunteer to be on the Maintenance Committee, please let Kim Murray know. The Committee will be performing their spring walk around soon and could use your help.



Upcoming Planned Maintenance Work

In the Willows and Summit Villages, all buildings and decks will be power washed, and decks will be stained. Unit Owners and residents in these two villages have been sent a letter with additional information regarding this work which is expected to begin in late June weather permitting.

Amenities Remain Closed

The clubhouse, gym and playground remain closed. The Board and REI has and will continue to gather information to determine when the Association can safely reopen the amenities. Although the trends are pointing in a more positive direction than they were several months ago, there are still significant reasons for the Association to move cautiously.

Latest Updates:

- The Association's lawyer reiterated the recommendation to keep amenities closed due to the exposure to potential lawsuits for which the Association is not covered.
- Our insurance company has reiterated that the Association is not covered for any lawsuits or judgments related to COVID.
- Our insurance company has verified and confirmed that there is no "gap" insurance policy for COVID that we could purchase to protect the Association from litigation or judgements.
- All unit owners would share the costs of any legal defense or judgement awards.
- The Legislative Committee of the CT Community Association Institute is planning to propose to the CT state legislature a bill that will allow associations to offer a waiver of liability to allow for the use of the amenities, e.g., pools (*Common Interest* Vol. XVI: Issue 1, 2021 page 5). The association will continue to follow this action but has been cautioned that a waiver would still not prevent lawsuits for which we would still not be covered.
- Should there become an opportunity to open the pool, the Association is exploring a pool management company to see if they can offer services to handle all state requirements put in place to be able to open the pool and what the related costs

would be. This would also include any costs related to opening access to the restrooms and showers in the clubhouse that is required by state law for our pool. We are also discussing how to fund these costs as they have not been provided for in the 2021 budget passed last December.

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.

Sign up to receive correspondence via e-mail

If you do not currently receive correspondence via e-mail, and you are receiving this letter via U.S. mail, please consider providing your email address to the association. Email not only saves the Association money - but you will also receive the latest information more quickly. US mail may not provide a certain update in time and it does incur additional costs for the entire community. E-mail Kim Murray if you would like to receive association correspondence via e-mail.

April Board Meeting

If you would like to join the Wednesday, April 21st 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 568 331 163#. 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...

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



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.

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 be 'Art Stueck', with a stylized, cursive script.

Art Stueck
President
REI Property and Asset Management

Attachment

Household Hazardous Waste Drop-off Event

Danbury Public Works - 53 Newtown Road, Danbury CT

Saturday, April 3rd, 2021 9:00am - 2:00pm

For Residents of the Housatonic Resources Recovery Authority Region
Bethel - Bridgewater - Brookfield - Danbury - Kent - New Fairfield
New Milford - Newtown - Redding - Ridgefield - Sherman - Weston

PROTOCOL for this event:

- YOU MUST REMAIN IN YOUR VEHICLE AT ALL TIMES.
- Place items at the back of your vehicle.
- Keep your windows rolled up.
- Place license against window for proof of residency.
- Workers will remove contents and will be in PPE.
- **Wait times vary from 10-30 minutes depending on volume of cars. Please plan accordingly.**



What to Bring

- Paints
- Stains and Varnishes
- Paint Thinners & Strippers
- Wood Preservatives
- Resins, Rosins & Adhesives
- Polishes for Furniture, Floor & Metal
- Cleaners for Rug & Upholstery
- Cleaners for Oven, Toilet Bowl & Drain
- Swimming Pool Chemicals
- Pesticides, Herbicides, Insecticides
(including Lawn Care Products)
- Flea Powder
- Moth Balls
- Spot Removers
- Dry Cleaning Solvents
- Lighter Fluids
- Septic Tank Degreasers
- Engine Degreasers
- Waste Fuels (Kerosene, Gasoline)
- Carburetor Cleaners, Brake Fluids
- Transmission Fluids, Car Waxes
- Full or Partially Full Aerosol Cans
- Rubber Cement, Airplane Glue
- Photo Chemicals, Chemistry Sets
- Hobby Supplies
- Rechargeable (Ni-Cd) Batteries
- Camera Batteries
- Mercury Thermostats, Thermometers

What NOT to Bring

- Electronics, Computers, VCR's
- Fluorescent Bulbs
- Motor Oil & Antifreeze
- Auto Batteries & Tires
- Propane Tanks
- Empty Aerosol Cans
- Household Batteries
- Smoke Detectors
- Ammunition
- Fireworks
- Explosives
- Pharmaceuticals
- Medical Wastes
- PCB Capacitors
- Radioactive Materials
- Unknown Gases
- Controlled Substances
- Pathological Material

Take to
your local
recycling
center **

Put in garbage

Call the Police Department

Use a take-back facility,
go to www.hrra.org for info

Email: info@hrra.org

** Note, not all local recycling centers will accept material.
For more information on disposal options, visit www.hrra.org

Event is facilitated by the Housatonic Resources Recovery Authority
(HRRRA) www.hrra.org email: info@hrra.org

- No smoking on site.
- Fuel containers will not be returned at this event.
- You must be a resident of a participating municipality.
Check www.hrra.org for list of towns.
- Remember to please remain in your vehicle at all times.