



(photo submitted by Anne Holland)

**April 23, 2021**  
**Sterling Woods II – Master Association**  
**Monthly Newsletter**  
**Website: [www.sterlingwoods2.org](http://www.sterlingwoods2.org)**

Dear Unit Owners:

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

**Amenities Remain Closed**

Based on strong opinions expressed by the Community Association Institute (CAI), insurance experts from the community association industry, and legal community association experts, the amenities will remain closed for the time being. While the pandemic picture is improving, especially in Connecticut, the CAI-CT Lawyers Council remain unanimous in this regard. That position was just recently reinforced by the chairman of the council in a webinar attended by REI and board members.

Of greatest concern is the protection of the association's assets. If a lawsuit were brought against the association, for any matter related to the pandemic, neither the board nor the association would have insurance to cover legal fees and any settlement amount. Primarily, based on that exposure, the board has been told not to open amenities for the time being. The board has and will continue to remain focused on this issue and will re-open amenities as soon as the legal advice changes.



**Dumpster Day**

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). Note – the time range is different than past dumpster days. 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.**



**A new committee is being formed and WE NEED VOLUNTEERS.  
It will be called the “Where you can walk your dog Committee”.**

Several unit owners, especially those who have units near common areas, have expressed their concern about dog walkers allowing their dogs to go to the bathroom close to other peoples’ units, not picking up after their dogs, walking close to other units to cut through to more open areas (including walking across another unit owner’s driveway), and hanging out close to other units while walking their dog.

The Board is asking for volunteers to be on the “Where you can walk your dog committee”. If you are interested in serving on this committee, contact Kim Murray at 203-748-0859 or via e-mail at [kmurray@rei-pm.net](mailto:kmurray@rei-pm.net).



**A few reminders to pet owners:**

- **Please remember that you should not curb your dog close to any unit’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 pets must be on a leash and always accompanied while in the common areas. Pets are never to be tied up outside unattended, left on porches or decks unattended, or left to roam outside on their own.
- All pet owners or attendants are responsible to immediately pick up after their pet and properly dispose of the waste.



**Upcoming Planned Maintenance Work**

The Association has hired Richie’s Roofing to replace the roofs and gutters in the Oaks Village, the Elms Village (minus the 1500 Building as the roof on this building was replaced in 2016), and at 112, 114, 122, 125 and 133 Logging Trail Road. The roofs on the five units on Logging Trail Road incurred damage during the December 24, 2020 storm and instead of making repairs to these roofs, the Board has decided to replace them in full and will put the money received from the insurance claim from this storm towards the replacement of these roofs.

## **Landscaping Report**

The detention basin's (located in the back of some Logging Trail homes and Heartwood Lane units) vegetation was cut to prevent flooding or drainage problems. This work is done once every two years. The landscaper is also policing trash weekly.

On April 6th, the following work was done - edging of shrub beds and tree mounds, cutting down of perennials (ornamental grasses and sedum). Mulch reduction (two villages are done every year, the remaining villages get mulch added). This year, Logging Trail Road, Silversmith Drive, Revere Road and Hancock Drive are the villages scheduled for mulch reduction and new mulch added. In addition, reseeding work throughout SWII was done the week of April 5th.

Important Information from the Landscaping Committee:

- We are asking residents to be aware of the reseeding work and be careful not to walk over these areas and please make sure your pets do not disturb these areas. Reseeding work is an extra cost we incur outside of our contract cost.
- Please do not throw bread or breadcrumbs for birds in common areas since this may attract other unwanted pests and disturb the growth of grass causing additional reseeding work.
- It has come to our attention that some unit owners are complaining that dog walkers are letting their dogs go onto their lawns and urinate causing the grass to die. Dogs are not allowed to relieve themselves on unit owners' lawns when walking.

Our tree vendor has been working all winter long pruning trees and removing storm damaged trees. Reduction pruning of 49 maples throughout SWII was done late February into March. Live low hanging branches were removed, and the entire canopy was reduced by 4 to 6 ft. These trees needed more than normal pruning, and this was an out of contract expense. Also, increased requests from residents for pruning warranted it.

The first lawn application was on April 20<sup>th</sup>. It was fertilizer in a blanket application with crabgrass control to all turf areas. Broadleaf weed control was sprayed as needed throughout SWII. Also, gypsum will be applied to center island of SWII main driveway and all units' lawns with stairs. Gypsum leeches out salt melt from lawn areas and the units with small lawn areas benefit from this application. In addition, on some slopes we will be applying Preen, a weed control application.



### **Steps Unit Owners should take when doing work inside their units**

Most inside renovation projects require approval from the Board and require a permit from the City of Danbury. Please see the attached letter from the City of Danbury stating when they will require a HOA approval letter and what work is exempt from a permit. Whether or not your project needs an approval letter from the HOA for the city, you still need to request permission from the Board for your project.

If you plan on doing renovations inside your unit, you should send an e-mail or letter to the Board (in care of REI - you can e-mail your request to Kim Murray at [kmurray@rei-pm.net](mailto:kmurray@rei-pm.net)) to request permission for the project you plan on doing.

If your project requires you to have a dumpster, it must fit in your driveway. You should also inform the Board if you will be getting a dumpster in your driveway for your project.

Landscaping – some Unit Owners request permission to plant their own bushes in the front of their units. Please note that before you make any changes to the plants in front of your unit, you should let Kim Murray know so she can run it by the Landscaping Committee for approval as they need to make sure that the plants you plant are not invasive or are an acceptable plant for the area.

### **May Board Meeting**

If you would like to join the Wednesday, May 19<sup>th</sup> 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 492 667 124#. 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](mailto: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.

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](mailto: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,



Art Stueck  
President  
REI Property and Asset Management

Attachments