



(photo submitted by Anne Holland)

**July 29, 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.

**Revised Bylaws – Indemnification**

Recently, a proposed bylaw change was approved by the Master Board (Article VI, Indemnification in the Bylaws). Notice of the proposed bylaw change was sent to all owners as required by state law and comments were solicited. The comment period has expired, and one Unit Owner sent in questions which were addressed at the July Board meeting. As a result, enclosed you will find the revised Association Bylaws.

**Amenity Update**

**For now, the upper/main level of the clubhouse and the fitness center will remain closed.** You will be notified once the board decides to open these other amenities. Two air scrubbers have been added into the clubhouse HVAC system as previously mentioned.



**Maintenance Work**

The power washing of buildings and decks and deck staining on Cypress Drive has been completed and is almost completed on Pinnacle Way. The guardrail in the entranceway will also be stained.

The association has finished replacing the roofs and gutters in the Oaks Village and on five houses on Logging Trail Road. The same work is expected to be completed in the Elms Village in approximately two and a half weeks, weather permitting.

The list of work that was generated by the Maintenance Committee has been sent to contractors requesting they submit bids (painting work, concrete repair, concrete replacement, and caulking work). Once the bids are received, the board will review the bids, choose a contractor, put together a contract and the work will be scheduled.

### **Landscaping Report**

Summer pruning of various trees continues throughout SWII. We have over 1,000 trees of various species in SWII. We are in the middle of the season and so far, we have had to remove 20 trees in various locations for safety reasons. The trees were either diseased, rotting, or sustained storm damage. Five trees will be replaced, which are in the fronts of units. This number does not include an additional 8 trees that have been replaced this spring due to 2020 winter storm damage.

The third of four monitor treatments of trees and shrubs, where needed, at the fronts and sides of units/houses for insect & mite pests, diseases and cultural problems that could impact plant health will be done by the end of July.

Lawn application number 4 is scheduled for August 24<sup>th</sup>, weather permitting. The application is fertilizer in a blanket application to all turf areas. Most of the application will be granular with liquid used on small areas and slopes. Broadleaf weed control will be sprayed, as needed, throughout the area. Liquid post emergent of crabgrass will be spot sprayed on or in between visits. Insect control will be applied as a blanket application to control and prevent chinch bug damage and this, as a side effect, will also be a tick control application as they control both insects.

### **August Board Meeting**

If you would like to join the Wednesday, August 18, 2021, 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 655 326 003#. 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 Maintenance Standards state Unit Owners shall have the gas fireplace in their unit cleaned and serviced every five years. If your fireplace is due to be cleaned and serviced, it is recommended to do so before the cold months arrive as it is much more difficult to get an appointment during the cold months.

The speed limit within Sterling Woods is 15 miles per hour.

The fall dumpster day will be held on Saturday, October 23<sup>rd</sup>. More details will be sent as we get closer to this date.

The next holiday that will impact trash pickup is Labor Day. That week, the pickup will be on Tuesday, September 7, 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,

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

Enclosure