



(photo submitted by Anne Holland)

December 9, 2021
Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org

Dear Unit Owners:

On behalf of the Master Board and REI, we wish you all Happy Holidays and a Happy Healthy New Year in 2022!

ANNUAL
MEETING

As you know, the association recently held the Annual Owners Meeting for ratification of the proposed 2022 budget. After board presentation, and a question and answer session with the owners, the proposed 2022 budget was ratified. As a result, there will be a 4.6% increase in common charges.

New coupon books are in the process of being sent out to Unit Owners. Please do not send in your January payment until your 2022 coupon book has been received. Unlike in years past, late fees will not be waived in January since you will receive the new coupon books with enough time to be able to make your January payment on time.

Please be reminded that if you pay your common charges through the CIT website, you will have to go into the website and adjust the amount you authorize to be paid each month. It will not be updated automatically. If you set up automatic payments through your own bank, you will have to adjust the amount they pay the association each month.

If you pay through CIT, or online through your own bank, and need to change the amount you pay starting in January, the new common charge rate per model style (per month) in 2022 is as follows:

<u>Model Style</u>	<u>2022 Common Charge Monthly Rate</u>
Acorn – you paid \$355 in 2021, and your 2022 common charge rate is:	\$371
Beechnut – you paid \$412 in 2021, and your 2022 common charge rate is:	\$431
Chestnut - you paid \$438 in 2021, and your 2022 common charge rate is:	\$458
Dogwood - you paid \$522 in 2021, and your 2022 common charge rate is:	\$546
Birches - you paid \$522 in 2021, and your 2022 monthly common charge rate is:	\$546
Hickory - you paid \$448 in 2021, and your 2022 monthly common charge rate is:	\$469
Juniper - you paid \$412 in 2021, and your 2022 monthly common charge rate is:	\$431

Vehicle Information

Please remember to let Kim Murray know if any of your vehicle information changes. See below from the Rules & Regulations:

Article VI, Section 6.13 states Unit Owners are required to provide accurate vehicle identification information for all cars and trucks that are housed on the community's property. Identification information includes year, make, model, color, and vehicle license number.

Please note - landlords are responsible for submitting this information on behalf of their tenants.

Amenity Update – The Board is preparing to open the clubhouse which includes opening the fitness center, allowing clubs to meet at the clubhouse and for board meetings (allowing in-person and virtual participation).

Requirements are being put in place and the Association's attorney has been asked to create a waiver to be signed by Unit Owners who want to use the fitness center, attend a club or a board meeting. Proof of identification and proof of vaccination will need to be shown to REI. Currently, there is no plan to open the clubhouse for rentals. Additional information will be sent to Unit Owners in the near future.

Landscaping

The landscaper continues leaf blowing and policing of trash. During the winter months, the snow vendor will take over the policing of trash.

During the winter months, the following work is scheduled: natural pruning to push back small trees and shrubs and vines that are encroaching the mowed, maintained lawn behind selected buildings in the rear of homes along Bradford Drive, Revere Road and Hancock Drive (two villages are done each year).



Information Regarding Snow Removal

Snowstorm Parking Reminder: The snow removal vendor uses visitor parking areas during storms for the temporary placement of snow. The availability of these areas is critical during a snowstorm. Do NOT move your car from your driveway to the visitor's lot during a storm to make it "easier" for the vendor to clean your driveway. It actually hinders the snow removal effort and is a violation of the parking rules.

The contractor provides for a 24/7 dispatch service during storms. Dispatcher will be available to REI for all snow inquiries. **If you have any questions or concerns during a snowstorm (or following the storm) or regarding the snow removal process, please contact Kim Murray.**

You can e-mail Kim at kmurray@rei-pm.net, call the on-site office at (203) 748-0859 or if you have an emergency and need to get in touch with someone right away, call (203) 744-8400 and hit 0.

Please note - snowstorms are handled differently by the snow vendor depending on when the storm starts, when the storm ends, the temperature, how cold the ground is, if freezing rain is expected, etc. For example, if there is freezing rain after it has already snowed, the snow vendor waits until the freezing rain ends before shoveling the walks, steps, and driveways because they want to let the ice adhere to the snow versus if they shovel earlier, the stairs, driveways and walkways would be a sheet of ice. Again, any questions or concerns, contact Kim Murray.



Dumpster for Christmas Tree Disposal

The Association is once again offering Christmas tree disposal services for all residents. A dumpster will be placed in the parking area at the top of Revere Road (across the street from the clubhouse). The dumpster will be dropped off on January 3rd and picked up on January 14th. If the dumpster is full before January 14th, it will be removed sooner. Please understand that no artificial Christmas trees will be accepted for disposal. Your trees, free of all decorations, will be welcome and accepted at the disposal site.

Please do not leave your Christmas tree next to the dumpster.

Holiday Related Information

Per the Rules & Regulations, decorations may be installed only up to 30 days prior to holiday observance and they must be removed within 10 days after the holiday. Holiday decorations shall be limited to the front door and porch area and may not be permanently affixed to the Unit. However, in the Birches, Village Unit Owners will be allowed holiday decorations up to six feet in front of their single-family homes.



2022 Board Meeting Dates

Board Meetings are normally held on the third Wednesday of the month at 7:30 PM. The Board meetings are being held via conference call due to the pandemic. Information is provided in the newsletters each month letting you know the call-in information for the following month's meeting.

In 2022, the December Board meeting date has been changed. The December Owners Meeting and monthly Board meeting will be held two weeks earlier on December 7th.

Parking Rule Reminders

We would like to remind Unit Owners that parking on the street is not allowed. Also, **please do not park your car in the visitor's lot.** Your cars should be parked in your driveway and in your garage.

January Board Meeting

If you would like to join the Wednesday, January 19th 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 113 680 446#. 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.

Water Usage Report - If you would like a copy of the 2021 annual drinking water quality report which was posted on the City of Danbury's website, please let Kim know and she can e-mail you the report. This report can also be found on the Association's website.

Some routine reminders...

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

Please remember that your garbage can must have tight fitting lids on them per the Rules & Regulations and that you properly secure all recycling. On windy days, the garbage and recycling will often be seen blowing throughout the community leaving a lot of litter behind.

Please remove decorations that are out of season - such as pumpkins and potted plants that have died off for the year. If the pot is a large ornamental, you can clean it of dead plants and leave it where it is for the winter. Please properly store smaller pots inside your Unit.

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, you can call 203-744-8400 and hit zero.

Sincerely,



Art Stueck
President
REI Property and Asset Management