



(Photo submitted by Anne Holland)

March 17, 2022
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.

New Rule – Sterling Woods Common Amenity Use (COVID-19) and Common Amenity Use Agreement

At the March 16, 2022 Open Session Board meeting, a new rule was approved by the Master Board (Article XVI of the Rules & Regulations – Sterling Woods Common Amenity Use (COVID-19) and Common Amenity Use Agreement). Notice of the proposed rule change was sent to all owners as required by state law and comments were solicited. The comment period has expired and four comments were received, reviewed and discussed.

If you receive correspondence via e-mail, the entire set of the revised Rules & Regulations will be attached with this newsletter. If you receive correspondence via mail, the new rule pages are attached. If you need a copy of the full set of Rules & Regulations, contact Kim Murray.

Additional Information Regarding this New Rule

The Association will continuously monitor laws and/or guidelines from local and state governments and authorities as well as the CDC and has the right to make changes to what is in effect in this rule.

Following the approval of the rule as written, motions were made and approved by the Board to waive the proof of vaccination requirement and to allow guests upon signing the Amenity Use Agreement.

Applicable rules-in-effect notifications will be posted appropriately as deemed most efficient by the Board and management and you can check with Kim Murray at any time for the latest update. Current requirements in effect will always be posted at the entrances to the clubhouse and subsequently on the Association's website.

PLEASE NOTE: If your unit is rented, it is the Unit Owner's responsibility to inform their tenants of this new rule and requirement to sign the Amenity Use Agreement if your tenants want to use any of the amenities.

Open the Amenities – A Summary of the Current Requirements in Effect:

- The clubhouse is now open to Unit Owners/residents if the Amenity Use Agreement is signed (see attached) and returned to Kim Murray.
- Guests will be allowed, following existing guest policies, provided an executed Amenity Use Agreement from guests is submitted prior to use of amenities.
- Clubs are allowed to meet at the clubhouse. The club chairperson is responsible for ensuring guests sign the Amenity Use Agreement and the executed agreement is submitted to Kim Murray.
- Clubhouse rentals will not be available at this time.
- Separate gym access keys will be issued to Unit Owners who want to use the gym upon submittal of the signed Amenity Use Agreement. As per the existing policy, the gym is never open to guests. If you request a key to the fitness center, it will be given to you at no cost. If you lose the key, you will be charged \$10.00 for a new one.
- Unit Owners can now join the monthly Board meetings either in person if they sign the Amenity Use Agreement prior to the meeting or via conference.
- No proof of vaccination is required at this time.

Dumpster Day

The spring dumpster day has been scheduled for Saturday, May 21, 2022. The dumpsters will be available to residents from 6:00 AM until 1:00 PM (unless they are filled earlier). The dumpsters will be located 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.

Important Information Regarding Your Thermostats

Please remember to change the batteries in all digital thermostats in your unit at least once every calendar year or as recommended by the manufacturer of the installed unit. A dead battery in a digital thermostat will result in failure of heater to maintain required minimum temperatures (per maintenance requirement) that can lead to pipes freezing and extensive damage and financial loss.

Smoke Detectors

Recently, it was discovered a Unit Owner had smoke detectors in their unit that were from 1997 (they were 15 years out of date). Per the Rules, smoke detectors need to be replaced every 10 years (or as recommended by the manufacturer of the installed unit). Unit Owners shall have properly functioning smoke detectors installed in their units, should test their smoke detectors every six months, and replace the batteries at least once per calendar year (or as recommended by the manufacturer for the installed unit).

Upcoming Planned Maintenance Work

In the Oaks and Elms Villages, all buildings and decks will be power washed and decks will be stained. Unit Owners and residents in these two villages will be sent a letter in the near future with additional information regarding this work.

Metal handrails will be painted in the Elms, Oaks and Maples Villages. Roofs will be replaced in the Birches, at the Platinum Club and on the 1200 Cypress Drive building.

Numbers missing on some mailboxes in the community

It has been brought to our attention that there are some mailboxes in the mailbox stations that are missing some of the numbers indicating the address. Replacing these numbers (stickers) is the Unit Owner's responsibility and if you need to replace one or more of the numbers on your mailbox, they should look like the ones that are currently on the mailboxes.

April Board Meeting - If you would like to join the Wednesday, April 20th Sterling Woods Open Session Board meeting at 7:30 PM, which will be held in person at the clubhouse if a Unit Owner signs the Amenity Use Agreement prior to the meeting or via conference. If you choose to join via conference call, you can call (203) 666-8107 and then enter the conference ID number which is 238 325 655#. 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 – if you join via conference call, 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. The board also gives those in attendance either in person or via conference call an opportunity to ask questions at the end of the meeting.

Some routine reminders...

The pool will open for the season on Saturday, May 28, 2022.

Building Permits: Reminder that almost all plumbing and electrical work, replacements of all heater, hot water, air conditioning units and Radon abatement installations require building permits from the City of Danbury and Board Approval before work is done. Please contact Kim for additional information.

The next holiday that will impact trash pickup is Memorial Day. That week, the pickup will be on Tuesday, May 31, 2022.

If I can assist you in any way, please let me know. My hours are approximately 7:30 AM until 2:30 PM. My email address is kmurray@rei-pm.net and the on-site phone number is (203) 748-0859. If you have an emergency, you can call (203) 744-8400 and hit zero.

Sincerely,

Kim Murray

Kim Murray, CMCA, AMS
Assistant Property Manager
REI Property Management

Attachments