



(photo submitted by Anne Holland)

April 25, 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.



After the April 20, 2022, Board Meeting, the Board unanimously voted to allow clubhouse rentals again. The party renting the facility will be responsible for collecting and submitting the Amenity Use Agreement (waiver) signed by all attendees. If you are interested in renting the clubhouse, contact Kim Murray at kmurray@rei-pm.net or by calling the on-site office at (203) 748-0859.



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.



Dog Walking Committee Guidance for Dog Walkers

Sterling Woods II is home to many pet owners and non-pet owners. The overwhelming majority peacefully coexist, share and mutually respect the beautiful common areas of the community. The overwhelming majority of dog owners also keep their dogs under control on a leash, usher them to relieve themselves in appropriate places, pick up after them and dispose of the waste correctly. The Master Board wishes to thank all of these pet owners for respecting the rights of all unit owners.

The Master Board was asked to clarify some of the definitions within the Association Rules and Regulations as well as provide additional guidance on where dogs may relieve themselves. A committee of unit owners known as the Dog Walking Committee was formed. They walked and studied the entire complex and provided extensive guidance that has been condensed and summarized below. The Board thanks the committee for their work on this.

At this time, the Master Board does not believe it is necessary to initiate the procedure to adopt any official rules changes but wishes to provide the guidance and clarifications below.

The Master Board thanks all unit owners in advance for their cooperation.

Section 8.1 of 2021 Rules and Regulations:

“Dogs are not permitted in any portion of the Master Common Elements or Limited Common Elements unless carried or on a leash; no dogs or cats will be curbed* close to any unit’s patio or front grass area except in the street, or special areas designated by the Master Board.”

*Curbed is defined as: To lead and control a pet to a suitable place for recreation, urination, and defecation.

Guidance:

Carry disposable bags to collect waste. Animal feces must be bagged and brought back to the unit for proper disposal.

Dogs should not be allowed to relieve themselves in the front areas of any unit or in the same spot repeatedly (to prevent lawn and landscape damage).

Dogs may be curbed on **all** roadways and islands throughout SWII, Nabby Road, Silversmith

Guidance (continued):

Road, the service roads and all the tree lines throughout the SWII community avoiding items including but not limited to benches, light posts, mailboxes, signs, hydrants, utility boxes, flowers, and ornamental plants.

If all of the designated areas described above do not appeal to your dogs, they may be curbed in the back of your unit keeping at least 15 feet from your neighbor's, or any other, unit.

Additional Notes:

Residents should not cut across any other unit owner's limited common property (i.e., lawns or driveways) to get to another road or acceptable curbing area.

The association retains the right to fine and bill any unit owner for damage caused by their animals.

We encourage all dog owners/dog walkers to respect the property owners of Sterling Wood I and Sterling Woods II.



Maintenance Update

The roofing contractor has replaced the roof on the clubhouse and has now moved on to replacing the roofs in the Birches. The Maintenance Committee has almost completed their spring walk around. They inspect each unit and provide feedback to the Board regarding what work is needed (painting, concrete replacement, caulking work, etc.). Once their report is received, the list of suggested work gets sent out to the different types of vendors to request bids, bids are then received and reviewed and approved by the Board then the work is scheduled.



Landscaping Report

Spring cleanup (blowing leaves from shrub beds and cutting down ornamental grasses) was done the week of March 21st. The following work was done the week of April 4th: edging of shrub beds and tree mounds and removing mulch from this year's designated villages (the Summit, the Willows and at the clubhouse). Mulch removal or reduction is done on a rotation basis, that is, two villages a year on a three-year cycle. This is done to avoid arterial fungus (black spots) from adhering to units' siding. All other villages get mulch added to their shrub beds and tree mounds.

During the week of April 11th, mulch was added to all the villages' shrub beds and tree mounds. Lawn repairs will be done the week of the 25th. The snow vendor made repairs to lawns that were damaged by their plows. The Association is responsible for reseeding areas that have been damaged by snow salt burn.

During the winter, 96 Bradford pear trees were pruned in the fronts and sides of units on Bradford Drive, Hancock Drive, Revere Road and Pinnacle Way. The goal of the pruning was to reduce the size of the crown and improve clearance to the houses. Branches were reduced by 5 to 8 feet. During April, a granular fertilizer was applied to help promote growth and vitality to shrubs throughout the entire property. Also, a fertilizer was applied to the 110 maple trees located in the center island along Silversmith Drive from the entrance to the water tower access road.

First lawn application was done on April 19th. It is fertilizer in a blanket application with crabgrass control to all turf areas. The majority of the application is granular with liquid used on small areas and slopes. Broadleaf weed control sprayed, as needed, throughout SWII. Also, gypsum is applied to center island of the 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 slopes with cotoneaster on Silversmith Drive, in back of the 1000s Bradford units and 1000s Hancock units all get an application (the first of two) of Preen for weed control. In addition, the slopes with crown vetch (a flowering plant) in back of the 1800s and 1900s units of Revere Road get a fertilizer application to help promote the growth. Bartlett does a fertilizer application of shrubs in the fronts and sides of units but does not fertilize the slopes in back of units.

May Board Meeting

If you would like to join the Wednesday, May 18th 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 993 314 831#. 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...

Please remember to fill out and return the Amenity Use Agreement form to Kim Murray if you plan on using any of the Association's amenities. A copy of this agreement is attached.



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.



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.

Smoke Detectors

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).

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

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

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,

Art Stueck
President
REI Property and Asset Management

Attachment