



May 25, 2022
Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org

Dear Unit Owners:

We hope you enjoy the upcoming Memorial Day Weekend. Below are operational highlights of our activities here at Sterling Woods II.

The pool and pool deck will open on Saturday, May 28th!



Important Reminder: If you and your guests plan on enjoying the pool this season, you and you guests must sign the Amenity Use Agreement form and return it to Kim Murray. A copy of this agreement is attached.

This agreement must be signed for unit owners/residents to use any of the amenities (clubhouse, attend board meetings, fitness center). If you need a key to the fitness center, after signing the agreement, see Kim Murray for a key (remember guests are not allowed in the fitness center).

Pool Information, Pool Attendant & Rules are Attached

The pool is open daily from sunrise to sunset. The Association has once again hired a pool attendant for weekends and holidays. Returning to provide pool attendant services to the community will be Alexis Estanqueiro. Alexis was the pool attendant in 2021. We ask that you cooperate by following all related association rules – both when the attendant is on duty and when she is not. **The pool rules are attached for your reference.**



Please take some time to look around the outside of your unit. If you have personal items stored outside, including around and under your deck, please clean up your area. Please note - personal items are not allowed to be stored in the Common Areas. Please also clean up any items in your mail bin either below or above your mailbox.

Black Rat Snakes



This is a picture of a black rat snake or racer snake.

We wanted to make you aware that black snakes (rat snakes or racer snakes) have been observed in the community. They tend to appear more frequently in the early spring and fall during the day when temperatures are not extreme. In the heat of the summer, they tend to find cooler and darker places to reside. They are very common, nonpoisonous, tend to avoid contact with people and feed mostly on rodents and other small animals. But if startled and/or cornered, they could still bite. Generally, they are just passing through. We wanted you to be aware of this, so you do not get overly frightened if you see one. If the snake is just passing through, there is generally no action the association can take. However, if you believe they have taken up residence or are nesting near your unit please let management know and an effort will be made to remove them.

Please do not throw food outside to feed the wild animals on community grounds (for example - the wild turkeys).

Dryer Vent Cleaning Reminder

We would like to remind all owners that dryer vents should be cleaned out at least once per calendar year. REI does offer this service and can offer a discount. Unit Owners can contact Carl Webster at (203) 744-8400 ext. 131 or via e-mail at cwebster@rei-pm.net for more information regarding this service and the group discounts that are available.



Maintenance Update

The Maintenance Committee has completed their spring inspection of the common grounds and buildings. The list of suggested work is being put together and will be provided to the Board. REI will then begin obtaining proposals for the suggested work.

Currently, handrails are being painted in the Elms, Oaks and Maples. Power washing of the buildings and decks and staining of the decks will begin on or around June 21st in the Oaks and the same work will be done in the Elms Village starting on or around July 11th. The roofing contractor continues to replace roofs in the Birches Village then will move on to replace the roof on the 1200 Cypress Drive building. All of the gutters and downspouts on these new roofs will be replaced after the shingles have all been completed.

Landscaping Report



The spring shrub inspection was completed the second week of May. Orders for new replacement shrubs have been placed. Replacement shrubs will be planted sometime in June. Any shrub replacement request received now will be put on the fall replacement list. Shrub requests will be accepted up until August 22, 2022. Dead and/or dying shrubs and overgrown shrubs covering windows are the only candidates for removals. Due to budgetary constraints, we cannot replace shrubs because someone does not like the shrub/s. We can only do a limited number of overgrown shrub removals each season. It is done on a priority basis. If any unit owner would like to be placed on the list for overgrown shrub removals and replacements, please contact Kim to be put on the list. If you get a newly planted shrub/s, please water the shrub/s if there is no rain, at least every other day for the first month and then once a week. In addition, we have a “No Pruning” list. If you wish to be included in this list, please contact Kim. Pruning or shearing of shrubs takes place in mid to late June.

Our landscapers completed reseeding work and mulching all shrub beds. If you wish to be put on the fall reseeding list, please contact Kim by no later than the end of August. Mowing continues on a weekly basis. Please make sure no solar lights or any statues are placed on mowing areas or edges of lawns because this impedes mowing. Also, weekly trash policing continues.

Tree pruning for the year has been completed. Tree pruning was done on the right side of SWII, that is, Bradford Drive, Revere Road, Hancock Drive and Pinnacle Way. In December of 2022 or January 2023, the left side of SWII will be done, that is, Heartwood Lane, Logging Trail Road, Silversmith Drive and Cypress Drive. We saw the increase in tree pruning requests and changed our contract to reflect completing tree pruning throughout the development in 2 years versus 3 years. If anyone feels they have a tree pruning issue that cannot wait until next year, notify Kim and we will check it out and act accordingly.

The first of two needle cast spruce tree treatments will be done. These treatments help suppress needle cast diseases on blue spruces. It will be done at the following locations: SWII clubhouse intersection, 5001 Hancock, 117 Logging Trail, 1901 Cypress Drive, 1001, 1004, 1204-05, 1306, 1506 Pinnacle Way.

In addition, the first of four monitor inspections will be done on all our shrubs, and if necessary, treatments, where needed, to suppress pest damage and promote plant health.

Also, the first of three foliage treatments to suppress scab disease on designated trees will be done. The following trees will be treated: 96 Bradford Pears located at the front and sides of units on Bradford, Hancock, Revere and Pinnacle; 8 Cherry trees, 28 crab apples and 8 dogwoods located in SWII.

Lawn application No. 2 will be applied the week of May 23rd, (usually on a Tuesday), weather permitting. The application is fertilizer in a blanket application with crabgrass control to all turf areas. Broadleaf weed control will be sprayed, as needed, throughout the area. In addition, Preen, the second of three applications, which helps suppress weeds, will be done on the slopes that have cotoneaster, i.e., Silversmith Drive, Bradford Drive 1000s units and 1600s units.

June Board Meeting

If you would like to join the Wednesday, June 15th 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 368 472 14#. 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 speed limit in Sterling Woods is 15 MPH.

Charcoal grills are not permitted within Sterling Woods.

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

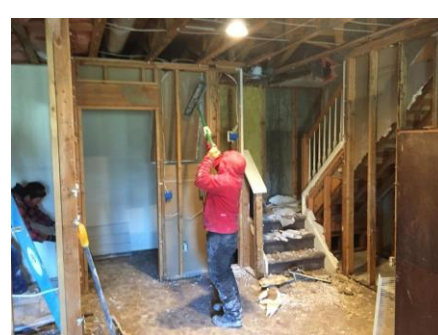
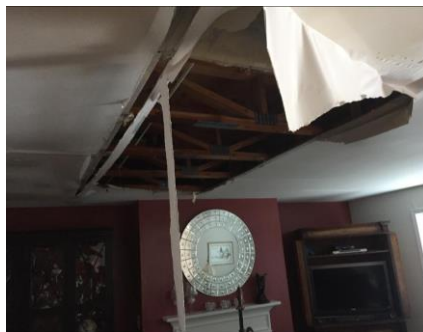
With the warm weather upon us, we would like to remind residents to please use extra caution when driving through the community as there will be children playing outside and many residents also walk in the community.

IMPORTANT REMINDER – ALL RESIDENTS NEED TO KNOW WHERE THE WATER SHUT OFF VALVE IS IN YOUR UNIT

The Association recently had to file another large insurance claim because a hose serving a washing machine failed. The owner did not follow the Maintenance Standard (part of the association rules) which states all owners shall install steel braided FloodChek*, or equivalent hoses to serve the washing machines, dishwashers, sinks, toilets and refrigerator water feed line in their Unit. Also, the unit owner DID NOT KNOW where their water shut off valve was located. If the owner knew how to shut off their water, there would have been much less damage to their unit and perhaps no need for a claim at all.

***Note: FloodChek Hoses are no longer manufactured so highest quality stainless steel reinforced hoses should be used.**

Below are pictures of a unit that was destroyed from water damage. In many cases, this can be avoided by shutting off your water when an incident occurs.



Reminder:

It is very important that you know where the water shut off valve is in your unit. If you have an emergency, and do not know how to shut off the water in your unit, you could have a lot of unnecessary damage. If you cannot find the water shut off valve, you can hire a plumber to locate it for you. If it is in a location that is not easily accessible, or if your shut off valve is not working properly, a plumber will be able to repair or move the valve if necessary.

SEE ATTACHED PICTURES OF THE TYPICAL LOCATION WHERE THE WATER SHUT OFF VALVE IS LOCATED, INFORMATION REGARDING THE WATER FEED LINE TO THE REFRIGERATOR AND WHERE THE WASHING MACHINE SHUT OFF VALVE IS LOCATED.

Once you locate your water shut off valve, you should tag it and make sure nothing is blocking access to get to the valve if needed.

Please note - in one of the units in each building (in most buildings it is located in one of the end units), there is also a main water shut off valve that shuts the water off to the entire building. Please make sure you know if you have the building water shut off valve in your unit, but you should also know where the shut off valve is for just your unit.

If your unit is rented, please make sure your tenant knows where the water shut off valve is.

Typical Location of Unit Water Shut Off Valve, Information Regarding Ice Making Line and Washing Machine Shut off Valve



Typical location of Unit water shutoff valve in Utility (Heater/Hot Water Closet). This shows the valve in the **open** position.



This shows the valve in the **closed** position.



Many Refrigerator manufacturers with ice machines recommend that the ice maker be turned off when water main is closed for extended period of time to prevent unit from attempting to refill continuously when water is not available. A note on the valve can be a good reminder.



Location of Washing
Machine ON/OFF valve.



Unbraided rubber hoses
under pressure.

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,

A handwritten signature in black ink, appearing to read "Art Stueck".

Art Stueck
President
REI Property and Asset Management

Attachments

Below are the **Swimming Pool Area Rules** from the Rules & Regulations (please also take notice of the pool rules posted in the pool area):

ARTICLE XI

Swimming Pool Area

Section 11.1 Pool Usage. During the scheduled pool season, the pool can be used only during the authorized pool hours posted at poolside. The use of this facility is not supervised and Unit Owners should be aware that their use of same is entirely at their own risk. Individuals under the age of 16 must be accompanied by an adult. Pool attendants, when available, do not serve as lifeguards. Pool attendants will assist residents in signing-in, caring for the pool and enforcing the Master and Pool Rules. All residents must sign-in when entering the pool area. Entry and exit to the pool area is only through the clubhouse. All residents must also list the names of all guests.

Section 11.2 Regulations of the Department of Health. All regulations of the Connecticut State Department of Health, and the City of Danbury are included herein by reference. All persons shall bathe with warm water and soap before entering the pool.

Section 11.3 Attire. All persons must wear suitable swimming garments when using the pool facilities. No person shall, in public view of other Association residents or visitors, dress in such a manner as to expose their buttocks, excessive cleavage or genitals. Individuals who normally wear diapers must wear swimsuit diapers in the pool. Rubber pants must be worn over the swimsuit diapers.

Section 11.4 Diseased Persons. Any persons known or suspected of having a communicable disease shall not use the pool.

Section 11.5 Spitting or Blowing Nose. Spitting or blowing the nose in the pool is prohibited.

Section 11.6 Boisterous Play. Jumping or diving into the pool is strictly prohibited due to the shallow depth of the pool. Boisterous splashing, dunking, running, rough-housing, ball throwing or similar activities and behaviors, use of profanity or offensive language is not permitted in the pool or pool area.

Section 11.7 Limitation on Number of Guests. Pool and pool area are intended for the use of Sterling Woods residents and their guests. The number of guests per any Unit Owner, at any time, may not exceed four. Guests must be supervised by a resident 16 years or older. A Unit Owner or Resident must be present for any guest to be permitted to use the pool or other recreational facility.

Section 11.8 Portable Radios, CD's, etc. Radios and musical reproduction devices and similar audio devices are prohibited from the swimming pool area, unless they are outfitted with earplugs such that sound is not audible to anyone other than the user(s) of the device.

Section 11.9 Prohibited Items. Pets, food, alcoholic beverages, glassware, electrical appliances, underwater breathing apparatus (except swim masks and snorkels), knives and other dangerous items are prohibited in the pool area. Smoking in the pool area is not allowed.

Section 11.10 Flotation Devices / Toys. Large water toys are prohibited with the following exceptions:

- A) Flotation devices such as vests, water wings, life jackets, baby floaters, etc., are allowed when users are supervised by an adult.
- B) Flotation devices such as “noodles” are allowed. However, they must be removed from the pool when not in use.

Section 11.11 Pool Safety Equipment. Emergency Safety Equipment shall not be moved except for swimming emergencies.

Section 11.12 Platinum Club Key. The Platinum Club key shall not be loaned to Non-Unit Owners under any circumstances. If you have lost your pool/clubhouse key you will not be permitted to use the pool until you receive a new key. Cost for a replacement key is \$100.00.

Section 11.13 Additional Rules. Please refer to the rules posted at the swimming pool which are included herein by reference.