



June 21, 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.

IMPORTANT REMINDER – DID YOU FIND OUT WHERE THE WATER SHUT OFF VALVE IS IN YOUR UNIT?

Last month, the newsletter stressed how important it is that you (and your tenants if your unit is rented) know where the water shut off valve is in your unit. Pictures were included of what the valve looks like and stated where the typical location of the valve is. **IF YOU HAVEN'T LOCATED YOUR SHUT OFF VALVE** – we want to remind you to do so right away to avoid your unit from being damaged in an emergency.



BUILDING PERMITS: Reminder - almost all plumbing and electrical work, replacements of hvac equipment, hot water heaters, and radon abatement installations require building permits from the City of Danbury and board approval before work is done. Please contact Kim Murray for additional information if making alterations in your unit.



SOME POOL RULE REMINDERS (and a reminder regarding signing the Amenity Use Agreement to use the amenities)

The pool looks great and is being enjoyed by many residents. We hope you enjoy the upcoming July 4th long holiday weekend.

It has been observed that many residents have been eating in the pool area – see below from the rules – no food, etc. is allowed in the pool area.

If you and your guests plan on enjoying the pool this season, you and your guests must sign the Amenity Use Agreement form and return it to Kim Murray. 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).

- The pool is open daily from sunrise to sunset.
- **No food, alcoholic beverages or glass containers are permitted in the pool area.**
- **Please close umbrellas after you are done using them so they do not get left open and they become wind damaged.** If you leave at the end of the day and notice one is open, please do take the time to close it. Thanks!
- No smoking is allowed in the pool area.
- Guests must be accompanied by a resident who needs to be 16 years or older.
- No more than four guests per unit may be brought to the pool at any time.
- All persons must wear suitable swimming garments when using the pool. Individuals who normally wear diapers must wear swimsuit diapers in the pool. Rubber pants must be worn over the swimsuit diapers.
- **NO JUMPING OR DIVING INTO THE POOL.** No running, boisterous or rough play is permitted (including no screaming, splashing, dunking, roughhousing or ball throwing).
- Large water toys are prohibited. Flotation devices such as vests, water wings, life jackets, baby floaters, etc., are allowed when users are supervised by an adult. Noodles are allowed. However, they must be removed from the pool when not in use. Swim masks and snorkels are allowed.

Please refer to the Sterling Woods Master Association Rules & Regulations or the rules that are posted in the pool area to see the complete list of rules.



Maintenance Update

Front porch handrails were 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 Update

The Landscape Committee's fall shrub inspection will be in late August. If a shrub is dead, please let Kim know. Dead shrubs will be removed as soon as we can. The landscapers have to continue weekly duties, as listed below, and have to work into their schedule time to remove dead shrubs. We cannot remove one shrub at a time. We have to wait until we have a number of removals.

In the fall, all lawn areas are aerated and seeding is performed. If you have a specific area with bald spots in the lawn do let us know.

Please do not leave any debris from plants, twigs or branches in front of your unit for pick up. Our vendors charge us extra for removal.

Continuing weekly: mowing, pool area cleaning, weed whacking and blowing out debris, and policing of trash. Shrub pruning/shearing will be completed during the third or fourth week in June, weather permitting. The next shrub pruning/shearing will be in September. We have a "no pruning" list. If you are on the list, none of your shrubs will be pruned. If you want to be put on the list or taken off the list, please email Kim Murray.

Work scheduled during June/July: The final foliage treatment to designated trees (crabapples, purple plums and Bradford pears), which helps suppress scab. The final needle cast treatment to designated spruce trees to help suppress needle cast disease. The second and 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.

Lawn application No. 3 is scheduled for July 12th, weather permitting. It will be fertilizer in a blanket application. The majority of the application will be granular with liquid used on small areas and slopes. In addition to broadleaf weed control, there will be a blanket preventative insect control application which targets first generation chinch bugs and also helps reduce ticks in lawn areas. Liquid post emergent of crabgrass will be spot sprayed on or in between visits.

A MAINTENANCE STANDARD REMINDER (from the Rules & Regulations):

Use of Grills.

- a. Unit Owners, tenants and occupants of Units located in the Birches may keep gas outside of their residences. Unit owners, tenants and occupants of all other Units may keep gas grills on decks or patios that are assigned to their units as limited common elements.

- b. No Unit Owner, tenant or occupant of a Unit may place a gas grill so close to the siding of a building or to deck posts as to cause damage or create a fire hazard.
- c. Unit Owners, tenants and occupants of Units shall not use charcoal grills or other devices such as chimneys which operate with an open flame, anywhere in Sterling Woods.
- d. Unit Owners, tenants and occupants of Units shall not use grills inside garages.
- e. Units are limited to two propane cylinders (20 lb. maximum per cylinder) per the Danbury Fire Department. Cylinders containing any quantity of propane must be used and stored outside (i.e. deck or rear patio), out of direct sunlight and not on any village common element. When disconnected, the plastic safety plug or cap must be in place.



If you would like a copy of the 2021 annual drinking water quality report provided by the City of Danbury, please stop by the on-site office for a copy or let Kim Murray know and she can e-mail you the report. This report can also be found on the Association's website or on the City of Danbury's website.



Recently, there has been a lot of litter in the community (wipes on the ground, coffee cups, soda cans, etc.) Please properly dispose of any garbage you may have.

July Board Meeting

If you would like to join the Wednesday, July 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 246 207 82#. 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 next holiday that will impact trash pickup is the Fourth of July. That week, the pickup will be on Tuesday, July 5, 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,

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