



(Picture Submitted by Anne Holland)

July 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.

Proposed Change to Article XI, Section 11.9 of the Rules & Regulations (Prohibited Items)

Enclosed you will find a proposed rule change that was approved by the Master Board at the July meeting. After Master Board approval, there is a requirement of notice to all residents and a ten-day comment period. If you have any comments about the proposed rule change, please mail or e-mail them to REI. After the notice and comment requirement is met should final ratification occur, we will send all residents updated rule pages which you can insert into your rule book. A full set of the rules can be e-mailed to you at any time if you cannot locate your hard copy (or if you prefer electronic files).



Fall Dumpster Day - the Association has arranged for the fall dumpster day program – it will be held on Saturday, October 22nd. More details will be provided as we get closer to the date.



The July Landscaping Report is attached.



Maintenance Update

The power washing of the buildings and decks and staining of the decks in the Oaks Village is completed. This same work is currently underway in the Elms Village. The roofing work is almost completed for this year (Birches, clubhouse, 1200 Cypress building). Bid requests were sent to contractors for caulking work, concrete replacements, and concrete repairs.

Electric Vehicle Charging Stations for Sterling Woods Homeowners



As more and more electric vehicles (EVs) are purchased by our residents, it is important to understand the requirements for home-based charging stations for your plug-in vehicles.

Note:

In all but a few cases, installation of a home charging station for your electric vehicle will require permission from the board and a building permit from the City of Danbury.

Summary of Types:

There are generally three types of charging stations.

Type 1: This is the lowest level of charging station and is often included with the purchase of the vehicle. It operates on 120 volts AC with output of approximately 1-2.5 kW. This can provide about 1-5 miles of range per hour of charge.

This charger can be plugged into a standard 120 Volt AC outlet in a garage. This type would not require any board approval or city permit provided the unit is being plugged into an existing electrical outlet. **If a new electrical outlet is required in the garage, approval and permits are needed. This must be installed by a licensed electrician.**

Type 2: This is similar to Type 1 above but operates on 220-240 Volt AC power, similar to the electric dryers in the units. This can provide more miles per charge hour than the Type 1. This will probably be the most popular for homeowners.

Type 2 requires the installation of 220 Volt AC service plug from a certified electrician in the garage and **will require board approval and a building permit. This must be done by a licensed electrician.**

Type 3: Type 3 is being mentioned for edification but does not apply to our unit owners at this time. These are super chargers and require over 800 Volt DC power and cost upwards of \$50,000. The higher, direct current voltage is not available on this property.

Note: Mounting of any plug-in outlet on the exterior of a unit requires board approval and a Danbury city building permit.

Note: The above is not intended to be a complete analysis of all EV charging options as they will most likely change as the technology develops. The Master Association will continue to monitor and adapt as needed.

August Board Meeting

The next board meeting is Wednesday, August 17th at 7:30 PM. It will be held in person at the clubhouse (you may attend in person if you sign the Amenity Use Agreement Form) or you can attend electronically. If you choose to attend electronically, call (203) 666-8107 and then enter the conference ID number which is 372 982 147#. 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.



A few reminders to pet owners:

- All pet owners or attendants are responsible to immediately pick up after their pet and properly dispose of the waste.

- 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 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.
- All pets must be on a leash and accompanied at all times while in the common areas. Pets are never to be tied up outside unattended, left on porches or decks unattended, or left to roam outside on their own.

Pool Attendant

Alexis Estanqueiro's last day as pool attendant was Sunday, July 24th as she had to return to college for sports. The Association has hired a new pool attendant, Tyler Martinez, and his first day is Saturday, July 30th. Welcome Tyler!

Some routine reminders...

The next holiday that will impact trash pickup is Labor Day. That week, the pickup will be on Tuesday, September 6, 2022.

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 your garage.

The Maintenance Standards state Unit Owners shall have the gas fireplace in their unit cleaned and serviced every five years. If your fireplace is due to be cleaned and serviced, it is recommended to do so before the cold months arrive as it is much more difficult to get an appointment during the cold months.



Reminder - the speed limit in Sterling Woods is 15 MPH. Drive carefully for the safety of your neighbors and visitors in the community. Thanks!

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 be 'Art Stueck', written in a cursive style.

Art Stueck, President
REI Property and Asset Management

Attachments

**10 Day Notice and Comment
Proposed Change
to the Rules & Regulations
Article XI, Section 11.9**

July 25, 2022

Current rule:

Article XI, Section 11.9 – Prohibited Items

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.

The proposed change is as follows:

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.



July Landscaping Report

Eastern View: Continuing weekly: mowing, pool area cleaning, weed whacking and blowing out debris, and policing of trash. Weeding is done for the whole community, that is, one-third of the development every week. The next trimming of shrubs is scheduled for September. At that time, spireas will be trimmed. Spireas were not trimmed now because they have blossoms and trimming them now would affect the blossoms for next year.

When our landscapers do reseeding work and shrub replacements in the fall, it is important for unit owners to water regularly repaired lawns and newly planted shrubs. Especially if we have a dry spell the repaired lawns will not germinate new grass and the newly planted shrubs will die. If unit owners do not have water hose connections, we ask their neighbors who do, to assist them in watering.

When reporting dead shrub/s, please give us the location of the shrub/s. For example, shrubs located in beds in the fronts, walkways, sides and by walls.

Concerning vegetable gardens (tomato plants) are not permitted in the front foundation area or in the front of units (even in pots). The containers should be placed in the back on decks or patio areas.

Bartlett Tree: Work scheduled during July: The 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. Contracted tree pruning has been done for the year. Some additional requested tree pruning will be done as long as our budget permits. When to prune or replace certain trees depends on the advice of our arborist who follows good cultural practices. Besides forgoing our warranties by not following his advice, the health of the trees could be affected.

Lawn Doctor: Lawn application No. 4 is scheduled for the third or fourth week of August, weather permitting. The application is fertilizer in a blanket application to all turf areas. The majority of the application will be granular with liquid used on small areas and slopes. Broadleaf weed control will be sprayed, as needed, throughout the area. Liquid post emergent of crabgrass will be spot spray on or in between visits.