



(Picture Submitted by Anne Holland)

**August 24, 2022**  
**Sterling Woods II – Master Association**  
**Monthly Newsletter**  
**Website: [www.sterlingwoods2.org](http://www.sterlingwoods2.org)**

Dear Unit Owners:

The Master Board and REI wish you an enjoyable Labor Day Weekend. Below are operational highlights here at Sterling Woods...

**Revised Rule - Article XI, Section 11.9 of the Rules & Regulations (Prohibited Items)**

Recently, a proposed rule change was approved by the Master Board (Article XI, Section 11.9 – Prohibited Items). Notice of the proposed rule change was sent to all owners as required by state law and comments were solicited. Comments were reviewed and the board did vote to adopt the proposed change which will allow food at the pool. As a result, enclosed you will find the revised rule book page for insertion into your Association rule book. If you receive correspondence via e-mail the entire revised Rules & Regulations will be e-mailed to you.



**Pool Closing Information**

The board recently voted to allow the pool to remain open past Labor Day Weekend. The Board will monitor the weather to determine when to close the pool and once the pool closing date is determined, Unit Owners will be informed.



**Maintenance Update/Upcoming Work**

The board approved a proposal to perform concrete repairs, caulking work and concrete replacement at various units and to replace two pre-cast steps. The list of repairs needed was generated by the Maintenance Committee. The work will begin in the near future.

The Board has hired an engineering firm to complete an update on the Long-Term Capital Reserve Study. The last study was done in 2018. The Treasurer's Committee will use the information when preparing the draft 2023 budget.

The Board has approved a proposal to replace the roofs in the Maples Village in 2023 (Hancock Drive and Revere Road).

### What are those large wasps in my common area?



These are Cicada killers. They are large but docile wasps, considered “gentle giants”, that feed on the cicadas that are prevalent this year.

They build their nests in the ground in dry, well drained soil that is in full sunlight. They excavate the soil and create small piles at the entrance.

They are not aggressive, and the males do not have a stinger. The males may “check you out” but will not cause harm. The female has a stinger, but she rarely leaves the nest unless disturbed.

We generally do not provide extermination for these unless there is evidence that they are causing damage to association structures as they are harmless and the cost to address would be exorbitant.

### September Board Meeting

The next board meeting is Wednesday, September 21<sup>st</sup> 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 770 775 976#. 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](mailto: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...

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.

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. Unit Owners can contact Carl Webster at (203) 744-8400 ext. 131 or via e-mail at [cwebster@rei-pm.net](mailto:cwebster@rei-pm.net) for more information regarding this service.

Smoke detectors should be tested every six months and batteries should be replaced in your smoke detectors at least once every calendar year (or as recommended by the manufacturer of the unit). Unit Owners should replace their smoke detectors every 10 years (or as recommended by the manufacturer of the installed unit). Remember to also change the batteries in your thermostats.

Please note that you can put your garbage containers at curbside for pickup either after dark on the night before pickup or on same day as pickup. Your garbage containers should be brought inside your Unit the same day as the pickup. Garbage containers should be stored inside your Unit.

Please make sure that you secure your garbage and recycling to prevent debris from blowing out of your containers due to windy conditions. Your garbage can should have a tight-fitting lid on it.

The fall dumpster day will be held on Saturday, October 22<sup>nd</sup>. More details will be provided in the next newsletter.

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

Attachments



## August Landscaping Report

The Committee has begun the fall shrub inspection in all the villages. The purpose of the shrub inspections is to remove and replace dead and dying shrubs. Shrub inspections are done in the spring and the fall of every year. Some large shrub removals and replacements (blocking windows near garages, gutters, siding, and end units' stone walls) will be done. To be put on the list for removal and replacement of large overgrown shrubs in the spring, please contact Kim Murray.

**Eastern View:** Continuing weekly: mowing, pool area cleaning, weed whacking and blowing out debris, and policing of trash. Aeration, over seeding and reseeding work is scheduled in September. Because of the dry conditions spot mowing has been done. If a lawn is dormant (yellow) and mowed, it will die. Dormant lawns will come back when weather conditions improve, and we get rain.

**Bartlett Tree:** The final of four monitor treatments (pest control) 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 will be done. Bartlett will be cutting down overgrown brush located at the sides of the access road behind Heartwood Lane. All access roads need to be clear in case of emergencies.

**Lawn Doctor:** Lawn application No. 4 is scheduled for August 23, 2022, weather permitting. It will be fertilizer in a blanket application to all turf areas. Most 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 sprayed on or in between visits.