



(Picture Submitted by Anne Holland)

October 24, 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.

[Rules & Regulations - Revised Rules & New Rule](#)

Recently, two proposed rule changes (Article XI, Section 11.9, and Exhibit A – Maintenance, Repair & Replacement Standards) and a new rule (Article XI, Section 11.13) was approved by the Master Board. Notice of the two proposed rule changes and the proposed new rule was sent to all owners as required by state law and comments were solicited. The comment period has expired, and no comments were received. As a result, enclosed you will find the revised rule book pages for insertion into your association rule book. If you receive correspondence via e-mail, the revised full set of the rules will be e-mailed to you along with this newsletter.

[2023 Budget](#)

It is during this time of year that we plan for next fiscal year. As a result, a draft budget for 2023 will be presented to the Master Board by the Treasurers Committee during the November Board Meeting. The formal presentation to owners will take place at the Annual Owners Meeting on December 7, 2022. A meeting notice, agenda and the proposed budget will be sent to you in advance for your review and consideration.

[Gutter Cleaning](#)

Post leaf drop season, all gutters throughout the association will be cleaned. Although we do not have dates this work will be done, please do not be alarmed if you see workers on ladders once the leaves have fallen.

November Board Meeting

The next board meeting is Wednesday, November 16th 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 841 654 351#. 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...

Fall & Winter Reminders

- All thermostats in the Units must be set at a minimum of 55 degrees Fahrenheit from November 1 through March 31 as required per the Association Rules/Maintenance Standards.
- Please remove any dead plants from your outdoor flower/plant pots - this includes plants that were planted around trees. If you have a pot that is large and ornamental, you can clean it of dead plants and leave it where it is for the winter. Please properly store the smaller pots inside your Unit. In the past, it has been noted that some Unit Owners store empty pots on the sides of their Units or under trees – this is not allowed. Please note - Unit Owners should not dump potted soil in the common areas. Shepherd hooks should not be left outside with nothing on them.
- Please remember to winterize all exterior hose bibs following procedures recommended by the hose bib manufacturer even if you have a frost-free valve.

With Halloween in mind, we would like to remind all residents that burning candles should not be used on front walkways, front steps, or front porch landings due to the fire hazard they pose to the trick or treaters.

Holiday decorations may be installed up to 30 days prior to holiday observance and must be removed within 10 days after the holiday. Holiday decorations shall be limited to the front door and porch area and may not be permanently affixed to the Unit. However, in the Birches, Village Unit Owners will be allowed holiday decoration up to six feet in front of their single-family homes.

We would also like to remind Unit Owners that they should change the batteries in the smoke detectors and in all thermostats in their Units at least annually (or as recommended by the manufacturer for the installed unit).

The next holiday that will impact trash pickup is after Christmas as it falls on a weekend this year and the holiday is observed on Monday, December 26th. That week, the pickup will be on Tuesday, December 27, 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

Attachments



October Landscaping Report

Eastern View: Continuing weekly: mowing and weed whacking, as needed, blowing of leaves and policing of trash. Fall shrub replacements, aeration, over seeding and reseeding work has been completed.

Bartlett Tree: Contracted work for 2022 has been completed. Work will commence on the 2023 contract in the winter months (Dec.-Feb.) and the pear trees on the left side of SWII (Heartwood Lane, Logging Trail Road, and Cypress Drive) will be pruned. Fall deer repellent treatments to certain shrubs (e.g., arborvitae) are scheduled for November 2022 and January 2023.

Lawn Doctor: Our final lawn application No. 5 is scheduled for the last week of October, weather permitting. This application is winter fertilize in a blanket application to all turf areas. The majority will be granular with liquid used on small areas and slopes.