



(Picture Submitted by Anne Holland)

November 21, 2022
Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org

Dear Unit Owners:

Below are operational highlights at Sterling Woods II for your review:

[Annual Owners Meeting](#)

Enclosed you will find the Association's official Annual Owners Meeting Notice and Agenda along with a proxy, the proposed 2023 budget and the Minutes from the 2021 Annual Owners Meeting. We hope you can join us on Wednesday, December 7, 2022, at 7:00 PM. The meeting will be held in person at the Platinum Club or via conference call using Microsoft Teams (see attached notice for call in information). If you would like to proxy someone to attend the meeting, please return your proxy or give your proxy to a board member prior to the meeting. See meeting notice stating ways you can return a proxy.

We anticipate that new coupon books will be sent out in time for owners to make their January payment on time. To ensure that your account is properly credited, please wait for your new coupon book before mailing in your January payment. If you pay your common charges through the CIT website, you will have to go into the website and adjust the amount you authorize to be paid each month. It will not be updated automatically. If you set up automatic payments through your own bank, you will have to adjust the amount they will pay each month.

[Important Information Regarding Parking During a Snowstorm](#)

Please note that the snow vendor uses visitor parking areas during a storm for the temporary placement of snow. The availability of these areas is critical during a snowstorm. Do NOT move your car from your driveway to the visitor's lot during a storm to make it "easier" for the vendor to clean your driveway. It hinders the snow removal effort and is a violation of the parking rules.

[A Volunteer is Needed to Raise and Lower the American Flag in the Entranceway](#)

Please let Kim Murray know if you would like to volunteer to lower and raise the American flag in the entranceway when instructed to do so by the State of Connecticut Governor's office. You can sign up to receive notifications from the state when you would need to lower or raise the flag.

Playground and Vandalism

It is so nice seeing so many families enjoying our playground. Unfortunately, as you see from the pictures below, some graffiti was put on the equipment. We ask that all residents keep a close vigil on our playground to discourage any inappropriate activity.



Holiday Related Information

Per the rules & regulations, decorations may be installed only up to 30 days prior to holiday observance, and they 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 your unit. However, in the Birches Village unit owners are allowed holiday decorations up to six feet in front of their homes.

Christmas Tree Disposal

The association will once again offer special services for the disposal of Christmas trees. A dumpster will be placed in the parking area at the top of Revere Road (across the street from the clubhouse). The dumpster will be dropped off on January 3rd and picked up on January 13th. If the dumpster is full before January 13th, it will be removed. Please make certain that only real Christmas trees are disposed of and that they are free of all decorations. Please do not leave your Christmas tree next to the dumpster.

Oaks Village Master Board Representative

Recently, the Oaks Village unit owners voted to elect Fred Ravetto to serve as their village representative on the Master Board. The Master Board and REI look forward to working with Fred as the new Oaks Village Master Board Representative and we thank him for volunteering.

The Oaks Village and Master Board would like to take this opportunity to thank Mary Boylan for her dedication to the community. Over the past six years, Mary served on the village board, the master board, and the Landscaping Committee.

December Board Meeting

The December Master Board Meeting will be held on Monday, December 7, 2022, at the Platinum Club or via conference call (see attached Owners Meeting Notice for call in information). The Open Session will begin immediately following the Annual Owners meeting. Let us know, one week in advance, if you would like to be placed on the agenda and the subject matter that you would like to cover.

Please note - 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 Board Meeting. The board will also give you an opportunity to ask questions at the end of the owner meeting.

Litter Left in the Entranceway

Recently, there has been a lot of litter in the entranceway shoved in the pillars and thrown into the plants and someone moved a heavy rock from the lined curb area onto the open grass area. This information has also been shared with Sterling Woods I.



Some routine reminders...

- Recently young children have been entering the clubhouse and using the fitness center.

Reminder, per the rules - the Platinum Club and exercise room is available only to residents ages 18 or over, unless supervised by an adult unit owner or resident.

- 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 from the trees.
- All pet owners or attendants are responsible to immediately pick up after their pet and properly dispose of the waste.
- At this time of year, we do ask that you make sure you remove decorations that are out of season - such as pumpkins (after Thanksgiving) and potted plants that have died off for

the year. If the pot is a large ornamental, you can clean it of dead plants and leave it where it is for the winter. Please store smaller pots inside your Unit.

- Please come to a complete stop at all stop signs in the community. The speed limit within Sterling Woods is fifteen miles per hour.
- The below is an excerpt from the Associations Rules and Regulations....

Minimum Temperatures. All thermostats in the Units must be set at 55 degrees Fahrenheit or higher from November 1 through March 31.

Note: check the batteries in all of your thermostats as some brands do not operate if the batteries die.

Turn off water valves before leaving for any extended absence. If a unit is to be unoccupied for one week or longer, the main water valve for the unit shall be turned off.

Note: Some units also have total building shut off valves which must not be turned off too.

Should you know of any neighboring units that are vacant, please notify the property management office at kmurray@rei-pm.net. We will then make certain ownership is aware of the rules in this regard and that they are following them. Thank you for your cooperation.

- Parking rule reminder - we would like to remind residents 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 in your garage.
- Many residents enjoy walking in the community. If you walk on the road at night, we encourage you to wear reflective clothing or carry a form of illumination.
- **IMPORTANT INFORMATION REGARDING YOUR DRYER VENT**

We would like to remind all Unit Owners, per Appendix E, Exhibit A of the Rules & Regulations (Maintenance, Repair and Replacement Standards), **you should have the vent serving your clothes dryer cleaned at least once a year.** Please note the dryer vent must be completely cleaned from the dryer to the unit exit (location will be different for every unit depending on installation). If you are interested, REI does offer this service. If you would like to set up an appointment to have this done, call Carl Webster at (203) 744-8400 ext. 131 or his e-mail address is cwebster@rei-pm.net.

[Trash Pickup Information](#)

Oak Ridge Waste stated there will be no delays the week of December 26th or the week of January 2nd.

In previous newsletters, you were informed that there is a delay the week of December 26th – please disregard that information as the vendor has confirmed that trash/recycling will be picked up on Monday, December 26th and Monday, January 2nd.

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 zero.

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