



(photo submitted by Anne Holland)

December 8, 2022
Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org

Dear Unit Owners:

On behalf of the Master Board and REI, we wish you all Happy Holidays and a Happy Healthy New Year in 2023!

ANNUAL
MEETING

As you know, the association recently held the Annual Owners Meeting for ratification of the proposed 2023 budget. After board presentation, and a question and answer session with the owners, the proposed 2023 budget was unanimously approved by those in attendance. As a result, there will be a 6.1% increase in common charges next year.

Coupon books will be mailed to all Unit Owners in the very near future. We anticipate their arrival before January 1st. Please do not send in your January payment until your coupon book has been received. Unlike in years past, late fees will not be waived in January since you will receive the new coupon book early enough to make your January payment on time.

Please be reminded that if you pay your common charges through CIT, you will have to go to their website and adjust the amount you authorize to be paid each month. It will not be updated automatically by CIT. If you set up automatic payments through your own bank, you will have to adjust the amount they pay the association each month.

If you pay through CIT, or online through your own bank, and need to change the amount you pay starting in January, the new common charge rate per model style (per month) in 2023 is as follows:

<u>Model Style</u>	<u>2023 Common Charge Monthly Rate</u>
Acorn – you paid \$371 in 2022, and your 2023 common charge rate is:	\$394
Beechnut – you paid \$431 in 2022, and your 2023 common charge rate is:	\$457
Chestnut - you paid \$458 in 2022, and your 2023 common charge rate is:	\$486
Dogwood - you paid \$546 in 2022, and your 2023 common charge rate is:	\$579
Birches - you paid \$546 in 2022, and your 2023 monthly common charge rate is:	\$579
Hickory - you paid \$469 in 2022, and your 2023 monthly common charge rate is:	\$498
Juniper - you paid \$431 in 2022, and your 2023 monthly common charge rate is:	\$457



Information Regarding Snow Removal

Snowstorm Parking Reminder: The snow removal vendor uses visitor parking areas during storms 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 actually hinders the snow removal effort and is a violation of association rules.

The snow removal contractor provides 24/7 dispatch service during snow and ice storms. Their dispatcher is available to REI for dealing with any issues.. If you have any concerns during or following a snowstorm, please contact Kim Murray. The snow removal vendors are not permitted to take directions from unit owners.

You can e-mail Kim at kmurray@rei-pm.net, call the on-site office at (203) 748-0859 or if you have an emergency call (203) 744-8400 and hit 0.

Please note - snowstorms are handled differently by the snow vendor depending on when the storm starts, when the storm ends, the temperature, how cold the ground is, if freezing rain is expected, etc. For example, if there is freezing rain after it has already snowed, the snow vendor waits until the freezing rain ends before shoveling the walks, steps, and driveways because they want to let the ice adhere to the snow versus if they shovel earlier, the stairs, driveways and walkways would be a sheet of ice.

Vehicle Information

Please remember to let Kim Murray know if any of your vehicle information changes. See below from the Rules & Regulations:

Article VI, Section 6.13 states Unit Owners are required to provide accurate vehicle identification information for all cars and trucks that are housed on the community's property. Identification information includes year, make, model, color, vehicle license number and the state the vehicle is registered in.

Please note - landlords are responsible for submitting this information on behalf of their tenants.

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 ten 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 decorations up to six feet in front of their single-family homes.



Dumpster for Christmas Tree Disposal

The Association is once again offering Christmas tree disposal services for all residents. 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 sooner. Please understand that no artificial Christmas trees will be accepted for disposal. Your trees, free of all decorations, will be welcome and accepted at the disposal site.

Please do not leave your Christmas tree next to the dumpster.



2023 Board Meeting Dates

Board Meetings are normally held on the third Wednesday of the month at 7:30 PM. The Board meetings are being held in person at the Platinum Club clubhouse or via conference call. Information is provided in the newsletters each month letting you know the call-in information for the following month's meeting.

In 2023, the December Board meeting date has been changed. The December Owners Meeting and monthly Board meeting will be held two weeks earlier on December 6th.

January Board Meeting

The next board meeting is Wednesday, January 18th 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 808 719 10#. 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.

Parking Rule Reminders

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 in your garage.

Some routine reminders...

There will be no delayed trash pickups for the remainder of the year. There is also no delay the week of January 2, 2023.

Please remember that your garbage can must have tight fitting lids on them per the Rules & Regulations and that you properly secure all recycling. On windy days, the garbage and recycling will often be seen blowing throughout the community leaving a lot of litter behind.

Please remove decorations that are out of season - such as pumpkins 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 properly store smaller pots inside your Unit.

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, you can call 203-744-8400 and hit zero.

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

Attachment

DECEMBER 2022 LANDSCAPE REPORT

Even though our meeting/teleconferences have concluded for 2022, the Landscape Committee keeps in contact with our members and vendors throughout the year about the concerns of our unit owners even though we are no longer meeting. We will begin our meetings for the new season in mid-April.

Eastern View continues leaf blowing and policing of trash. Their contract provides us services until mid-December after that our snow vendor takes over the policing of trash.

Bartlett's 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. The second of two deer repellent treatments to certain shrubs, e.g., arborvitae is scheduled for January 2023.

Lawn Doctor will begin its 2023 lawn services either late April or early May. The application is fertilizer, crabgrass control and broadleaf weed control. Also, pH tests on all roads will be done. In addition, gypsum (leaches out salt left from snow piles) will be applied to center islands of the main driveway and the lawn areas of the units that have stairs (these units have smaller lawn areas where snow can be piled, thereby, leaving more salt residue on the lawns. Lawn Doctor coordinates their work with Eastern View so any spring reseeding work is not compromised with any weed lawn applications that could harm the newly planted grass seed.