



(Photo submitted by Anne Holland)

**March 20, 2023**  
**Sterling Woods II – Master Association**  
**Monthly Newsletter**  
**Website: [www.sterlingwoods2.org](http://www.sterlingwoods2.org)**

Dear Unit Owners:

Spring has arrived and we welcome the upcoming warmer weather. Below you will find various updates, news, and reminders. Your attention to these matters is appreciated.



Please take some time to look around the outside of your unit. If you have personal items stored outside, including around and under your deck, please clean up your area. Please note - personal items are not allowed to be stored in the common areas. Please clean up any items in your mail bin either below or above your mailbox.

## **Spring Evaluations by the Maintenance and Landscaping Committee**

The Maintenance and Landscaping Committees will be performing spring evaluations of property conditions soon after winter conditions break. If you have any concerns about your unit or the surrounding grounds, let Kim know as soon as possible so she can pass your feedback along to the proper committee for review and consideration as they formulate plans for 2023. Please note - it is too early to determine if a plant is dead at this time as the plants are all dormant now.

## **Revised Rule – Exhibit A of the Rules & Regulations – Maintenance, Repair and Replacement Standards**

Recently, a proposed rule change was approved by the Master Board (Exhibit A – Maintenance Repair and Replacement Standards). Notice of the proposed rule change was sent to all owners as required by state law and comments were solicited. The comment period has expired. One comment was received and reviewed by the board. 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 entire set of the revised Rules & Regulations will be attached with this newsletter. If you receive correspondence via mail, the new rule pages are attached. If you need a copy of the full set of Rules & Regulations, contact Kim Murray.

**REMINDER – as a follow up from the February newsletter .....**

**Did you locate and tag the water shut off valve in your unit?**

### **A Fitness Committee Has Been Formed**

A new committee has been formed to evaluate the exercise equipment, the overall look of the fitness center and to make recommendations to the Master Board regarding possible upgrades.

Please submit all suggestions or “wish-list” items for committee consideration. If you have any questions or would like to serve on this committee, please contact Kim Murray at (203) 748-0859 or via e-mail at [kmurray@rei-pm.net](mailto:kmurray@rei-pm.net)

### **Pool Attendant Position Available**

If you are interested in the weekend pool attendant position, please contact Kim Murray at (203) 748-0859 or via e-mail at [kmurray@rei-pm.net](mailto:kmurray@rei-pm.net).

### **Upcoming Planned Maintenance Work**

- In the Birches and the Maples Villages, all buildings and decks will be power washed and decks will be stained. Unit Owners and residents in these two villages have been sent a letter with additional information regarding this work. The clubhouse will also be power washed and the guardrail at the end of Revere Road will be stained.
- The roofs in the Maples Village will be replaced.

Although dates are not determined that the following work will be done, these projects have been approved by the Master Board:

- Metal handrails will be painted in the Summit and Willows Villages.
- 70 pre-casts steps in the community will be replaced (which will most likely be done over a two-year period).

## Dumpster Day – Saturday, May 20, 2023

The spring dumpster day has been scheduled for Saturday, May 20, 2023. The dumpsters will be available to residents from 6:00 AM until 1:00 PM (unless they are filled earlier). The dumpsters will be located in the parking spaces by the playground. There will be a monitor at the dumpsters while they are on site. The role of the monitor is to catch non-residents attempting to dump at SW2, prevent dumping on the ground and not in the containers and to prevent inappropriate materials from being dumped.

Items not allowed include hazardous wastes (gasoline, oil, propane, paints, Freon, etc...), AC units, car tires, brush and tree stumps, rocks, cement, and car batteries. If you are going to dump lawn mowers or other such equipment, they must be drained of all oil and fuel.

**You must have proper proof of identification and SW2 residency with you.**

## April Board Meeting

The next board meeting is Wednesday, April 19<sup>th</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 487 396 74#. 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.



The City of Danbury is holding a Household Hazardous Waste Drop-off Event on Saturday, April 15, 2022, from 9:00 AM – 2:00 PM. Please see the attached flyer.

### Some routine reminders...

The next holiday that will impact trash pickup is Memorial Day. That week, the pickup will be on Tuesday, May 30, 2023.

The pool will open for the season on Saturday, May 27, 2023.

Building Permits: Reminder that almost all plumbing and electrical work, replacements of all heater, hot water, air conditioning units and Radon abatement installations require building permits from the City of Danbury and Board Approval before work is done. Please contact Kim for additional information.

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, 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

Attachments