



(Photo submitted by Anne Holland)

May 22, 2023

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.

COVID Guidelines/Restrictions to use the association's amenities have been lifted

Based on current COVID-19 trends, the Department of Health and Human Services (HHS) has expired the federal Public Health Emergency (PHE) for COVID-19, declared under Section 319 of the Public Health Service (PHS) Act, at the end of the day on May 11, 2023. Based on that, the board unanimously voted to remove the guidelines that were put in place during the COVID health emergency to use the amenities.

You will no longer have to sign the common amenity use agreement to use the amenities. The lock on the fitness center door will be changed back so you will only need one key to get in all of the doors at the clubhouse. REI will post a note on the door once the lock has been changed as it is unknown at this time when this will be completed.

Parking Patrol Notice – if your car is in the visitor parking, you could be stickered, towed or invited to a fine hearing!



We have received reports that residents are parking in the visitor parking spaces during the day and overnight. This is not allowed. There are times when there are no open visitor parking spaces because residents are using them. **You must park one car in your driveway and your second car in your garage. You cannot park in the visitor parking spaces or on the road.**

As a result, there will be parking patrols taking place - do not be alarmed if you see someone walking near your car and possibly taking a picture of your license plate number. If your car is observed in the visitor parking spaces, your car may be stickered or towed and you could be invited to a fine hearing. We certainly hope this won't be necessary and all residents will comply with the parking rules.



Exciting News – a Fitness Center Upgrade!

The board approved the recommendation of the GYM Committee to upgrade the exercise facility. Included will be replacement of the existing universal weight machine, addition of a corner multifunctional trainer, a new recumbent bike to replace both existing bikes, new weights and the addition of kettle weights, medicine balls, versaballs and other training equipment designed to meet the needs of a wider range of potential users. The gym will be repainted, and new TVs will be installed. Timing will depend on the delivery of the equipment and vendor scheduling, but we expect this to start within the month. We plan to have the equipment supplier in for two sessions with residents to explain how to operate any of the equipment and answer any questions.

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 - #1 Hot Water Heaters). 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, 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 entire set of Rules & Regulations will be e-mailed to you.



Pool Season

The pool will open for the season on Saturday, May 27th. The pool is open daily from sunrise to sunset. The association has once again hired a pool attendant for weekends and holidays – his name is Michael Morrell. We ask that you cooperate by following all related association rules – both when the attendant is on duty and when he is not. We have attached the pool rules for your reference.



The May Landscaping Report is attached.



A few reminders to pet owners

- Please remember that you should not allow your dog to go to the bathroom close to any unit's patio or front grass area. Do not allow your pet to urinate close to other units, on mailbox stations, lampposts or other resident's flowers and shrubs.
- 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.
- All pet owners or attendants are responsible to immediately pick up after their pet and properly dispose of the waste.

June Board Meeting

The next board meeting is Wednesday, June 21st at 7:30 PM. It will be held in person at the clubhouse or you can attend electronically. If you choose to attend electronically, call (203) 666-8107 and then enter the conference ID number which is # 842 025 260. 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.



Please help keep the community clean and do not litter!

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.

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.

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

Attachments

LANDSCAPE REPORT

May 2023

The landscape committee (LC) has inspected areas with regard to lawn reseeding (bald spots and curb areas) and shrub replacements (dead/dying shrubs that need to be replaced) and has completed a list to send to our vendor for this work. Any requests received now will be put on the fall list. In addition, the LC has been inspecting areas designated for pine/spruce tree removals and will be providing recommendations to the Master Board as to the time frame for doing this project, which areas should be done first, and if any types of plantings should be done in these areas. The pine removals project concerns removing overgrown pines/spruces in locations presenting a problem (too close to units/decks). Two arborists from two different companies came to the same conclusion about these trees. We will still have about 400 pine/spruce trees that do not present a problem and will remain.

After ten years, our entranceway irrigation system's drip hoses for the maple trees had to be replaced. Also, the tree rings were expanded so that mulch will be more evenly distributed and not affect the trees' root flares.

Gonzalez Landscaping - Concerning mowing of the lawns, we have had some very wet conditions in May and because of that some spot mowing was done and in some cases mowing was delayed a few days. This was done in order to avoid damage to the lawns. Reseeding of lawns will take place soon (mid-May), weather permitting. Shrub replacements will be done early in June. Mowing and policing of trash continues on a weekly basis.

Bartlett Tree - The following treatments are to be done in designated areas determined by the arborist: the second of four monitor treatments of shrubs for pests and cultural problems; the first of two foliage treatments on blue spruce trees to help suppress needlecast disease, and the second of three foliage treatments on ornamental trees to help suppress scab, rust and anthracnose.

It is early in the season and we already have had to remove 6 dead trees, which will not be replaced since they are not in areas in front of units. We believe we are still suffering the effects of the drought we experienced last August/September and the minimal amount of snowfall experienced during the past winter.

Lawn Doctor - It has been noticed that a lot of dandelions have been spotted in certain areas and Lawn Doctor will do an additional spraying. No shrub beds can be sprayed because the shrubs would sustain damage. The next lawn application is scheduled for June 6, 2023, weather permitting, and will be fertilizer, crabgrass control, broadleaf weed control and acelepryn for grub protection.

Below are the Swimming Pool Area Rules from the Rules & Regulations (please also take notice of the pool rules posted in the pool area):

ARTICLE XI

Swimming Pool Area

Section 11.1 Pool Usage. During the scheduled pool season, the pool can be used only during the authorized pool hours posted at poolside. The use of this facility is not supervised, and Unit Owners should be aware that their use of same is entirely at their own risk. Individuals under the age of 16 must be accompanied by an adult. Pool attendants, when available, do not serve as lifeguards. Pool attendants will assist residents in signing-in, caring for the pool and enforcing the Master and Pool Rules. All residents must sign-in when entering the pool area. Entry and exit to the pool area is only through the clubhouse. All residents must also list the names of all guests.

Section 11.2 Regulations of the Department of Health. All regulations of the Connecticut State Department of Health, and the City of Danbury are included herein by reference. All persons shall bathe with warm water and soap before entering the pool.

Section 11.3 Attire. All persons must wear suitable swimming garments when using the pool facilities. No person shall, in public view of other Association residents or visitors, dress in such a manner as to expose their buttocks, excessive cleavage or genitals. Individuals who normally wear diapers must wear swimsuit diapers in the pool. Rubber pants must be worn over the swimsuit diapers.

Section 11.4 Diseased Persons. Any persons known or suspected of having a communicable disease shall not use the pool.

Section 11.5 Spitting or Blowing Nose. Spitting or blowing the nose in the pool is prohibited.

Section 11.6 Boisterous Play. Jumping or diving into the pool is strictly prohibited due to the shallow depth of the pool. Boisterous splashing, dunking, running, rough-housing, ball throwing or similar activities and behaviors, use of profanity or offensive language is not permitted in the pool or pool area.

Section 11.7 Limitation on Number of Guests. Pool and pool area are intended for the use of Sterling Woods residents and their guests. The number of guests per any Unit Owner, at any time, may not exceed four. Guests must be supervised by a resident 16 years or older. A Unit Owner or Resident must be present for any guest to be permitted to use the pool or other recreational facility.

Section 11.8 Portable Radios, CD's, etc. Radios and musical reproduction devices and similar audio devices are prohibited from the swimming pool area unless they are outfitted with earplugs such that sound is not audible to anyone other than the user(s) of the device.

Section 11.9 Prohibited Items. Pets, food, alcoholic beverages, glassware, electrical appliances, underwater breathing apparatus (except swim masks and snorkels), knives and other dangerous items are prohibited in the pool area. Smoking in the pool area is not allowed.

Section 11.10 Flotation Devices / Toys. Large water toys are prohibited with the following exceptions:

- A) Flotation devices such as vests, water wings, life jackets, baby floaters, etc., are allowed when users are supervised by an adult.
- B) Flotation devices such as “noodles” are allowed. However, they must be removed from the pool when not in use.

Section 11.11 Pool Safety Equipment. Emergency Safety Equipment shall not be moved except for swimming emergencies.

Section 11.12 Platinum Club Key. The Platinum Club key shall not be loaned to Non-Unit Owners under any circumstances. If you have lost your pool/clubhouse key, you will not be permitted to use the pool until you receive a new key. Cost for a replacement key is \$100.00.

Section 11.13 Additional Rules. Please refer to the rules posted at the swimming pool which are included herein by reference.