



(Photo submitted by Anne Holland)

**June 23, 2023**

**Sterling Woods II – Master Association Monthly Newsletter**

**Website: [www.sterlingwoods2.org](http://www.sterlingwoods2.org)**

Dear Unit Owners:

Below you will find various updates, news, and reminders. Your attention to these matters is appreciated.

### **Maintenance Updates (including an update on the pool and fitness center)**

- The roofs and gutters on Hancock Drive have been replaced. The contractor is now going to replace the roofs on Revere Road.
- The power washing and deck staining work has begun on Logging Trail Road. This work may be delayed due to rain that is forecasted for the upcoming week.
- The pool vendor will be replacing the pump on the pool at the end of June/early July.
- Most of the new fitness center equipment is expected to be delivered on June 23<sup>rd</sup>. You no longer need a second key to get into the fitness center. The key you use to enter the clubhouse now also opens the fitness center door.

### **Vegetable Gardens are not allowed in front of your unit**

It has been noted that some unit owners have put planters of tomatoes or vegetables in pots in front of their units. Per the Rules, this is not allowed. Potted tomato or vegetable plants may be planted in pots and put on the rear patio area or on decks, not in front of units. If you have tomato/vegetable potted plants in front of your units, please put them in the back of your unit.

### **Information Regarding Trash/Recycling Pickup**

Per the Rules & Regulations, trash and recycling containers should be placed at curbside for pickup either after dark on the night before pickup or on the same day as pickup.

Recently, Oak Ridge Waste has been sending their recycling truck earlier than usual and the truck for garbage has been coming later in the morning.

The trash vendor can come when they choose on the day of pickup and times can vary from week to week so **if you choose to put your trash and recycling outside the day of pickup, it must be outside by 7:00 AM.**



**The June Landscaping Report is attached.**



Reminder - the speed limit in Sterling Woods is 15 MPH. Drive carefully for the safety of your neighbors and visitors in the community. Thanks!

## **July Board Meeting**

The next board meeting is Wednesday, July 19<sup>th</sup> 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 # 451 999 762. 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.

## **Some routine reminders...**

The next holiday that will impact trash pickup is Labor Day. That week, the pickup will be on Tuesday, September 5, 2023.

Please make sure your vehicle always comes to a complete stop at all stop signs throughout the complex.

We would like to remind Unit Owners that parking on the street is not allowed. Also, please do not park your car in the visitors parking lot. Your cars should be parked in your driveway and/or your garage.

We would like to remind all owners that dryer vents should be cleaned out at least once per calendar year. REI does offer this service and can offer a discount. Unit Owners can contact Carl Webster at (203) 744-8400 ext. 131 or via e-mail at [cwebster@rei-pm.net](mailto:cwebster@rei-pm.net) for more information regarding this service and the group discounts that are available.

The Maintenance Standards from the Rules & Regulations state all Unit Owners shall replace their gas or electric hot water heaters once they are more than 10 years past the installation date. However, the replacement standard for tankless heaters is 20 years past the installation date.

**It is important that you check the date of installation on your hot water heater.** If it is time to replace your hot water heater, please remember that you must use a licensed and insured plumber and get a building permit and Certificate of Approval from the City of Danbury and provide these documents to REI.

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.

We hope you enjoy the upcoming 4<sup>th</sup> of July holiday.

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

## LANDSCAPE REPORT JUNE 2023

The landscape committee (LC) asks unit owners, if they can, to water their lawns during drought conditions. We still have not recovered from last year's drought and we are now experiencing lower than normal rainfall conditions. No matter how much we reseed lawn areas unless they are watered your lawn will not improve and grow new grass. Also, we have noticed some unit owners putting planters of tomatoes or vegetables in pots in front of their units. This is against our landscape regulations, potted tomato or vegetable plants may be planted in pots and put on the patio area or on decks, not in front of units. If you have tomato/vegetable potted plants in front of your units, please put them in the back of your unit.

**Gonzalez Landscaping** - During times of drought conditions, like we have been experiencing this month, spot mowing will take place in order to avoid browning of the lawns. In June, shrub replacements were done which took several days to complete. Trimming of shrubs will take place later this month. We have a large development and weeding is done every week in a different area. Policing of trash continues on a weekly basis.

**Bartlett Tree** - As stated previously, we are experiencing dry conditions and have not recovered fully from last summer's drought — this affects our trees too. In fact, three trees affected by the dry conditions are located on the island in the first cul de sac on Logging Trail and will have to be removed and replaced. We will replace the trees with a more resilient variety to better sustain drought conditions. Upcoming we have a removal of a large leaning red oak tree (65 feet) in back of one of the units on Cypress Drive. This removal will require the use of a crane and the visitors' parking lot between 1406 and 1601 Cypress Drive will be closed off when the work will done. It is in the process of being scheduled. The following treatments are to be done in designated areas determined by the arborist: the final of two foliage treatments on blue spruce trees to help suppress needlecast disease, and the final of three foliage treatments on ornamental trees to help suppress scab, rust and anthracnose.

**Lawn Doctor** - Clover has been noticed on lawns and the last application on June 6, 2023 also hit the clover. If any clover reappears, please let us know and Lawn Doctor will take care of it. The next lawn application is scheduled on July 25th, weather permitting, and will be fertilizer, crabgrass control, broadleaf weed control.