



(Photo submitted by Anne Holland)

**August 22, 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.



**Help us stop water damage and rising insurance costs!**

A flyer regarding how you can help us stop water damage and rising insurance costs will be sent to you along with this newsletter. There is important information included in this flyer and your attention to this is critical. Thank you!



**REMINDER - FITNESS CENTER: New Fitness Center**  
**Equipment Complimentary Training Session – August 23<sup>rd</sup> at 6:00 p.m.**

Please join us for a one-hour tutorial for the new fitness equipment located at the Sterling Woods Fitness Center on Wednesday, August 23<sup>rd</sup> at 6:00 PM which will be provided by Brian Lederman, owner of Dendron Training.

A second training session will be held, and we will let you know when that is scheduled.

The Master Board wishes to acknowledge and thank all of the gym committee unit owner, volunteer members and contributors: Fred Zering, Kathy Grosse, Ross Bonacci, Maureen Dunkerton, Steve Griffing and Kim Murray from REI for her coordination with vendors. The new gym has been well received.

## Maintenance Updates

- The roofs and gutters are currently being replaced on Revere Road. This work is expected to be completed by the end of this week.
- The power washing and deck staining work has been completed on Hancock Drive and the work has started on Revere Road. The work will resume once the roof work is completed on Revere Road.
- Front metal handrails are currently being painted in the Willows and Summit villages.
- The board approved replacing 70 pre-cast steps at various units. This work has begun and is expected to be completed by June 1, 2025. If your unit is having the steps replaced, you will receive notice from the contractor prior to the work being done and you may see Call Before You Dig at your unit marking the area.
- Caulking work, concrete repairs and concrete replacement will be done throughout the community at various units. A date when this work will begin has not been determined at this time.
- Miscellaneous painting work will be done throughout the community. The work will begin soon.



### Pool Closing Information

The board recently voted to allow the pool to remain open past Labor Day Weekend. The Board will monitor the weather to determine when to close the pool. Once the closing date is determined, this information will be posted near the entrance to the pool.

## Sterling Woods was chosen to receive a \$5,000 award from AssociationNation!

AssociationNation is an online database for homeowner associations in Connecticut. Sterling Woods joined AssociationNation, at no cost, and the community is now a part of a search engine and database that allows potential buyers and renters to learn more about communities before selecting a new home. This database is also used by realtors, lenders, lawyers, and insurance agents to collect information they need to better serve their customers.

AssociationNation chose Sterling Woods as one of their incentive program winners for the month of July and awarded Sterling Woods with \$5,000 to be used towards a community enhancing project. The Board voted unanimously to use this money towards purchasing furniture for the balcony facing the pool at the clubhouse.

## Pine Tree Removal Project

Please see information attached to this newsletter regarding the pine tree removal project.



### **Water Quality Report 2023**

If you would like a copy of the Danbury Water Department 2023 Water Quality Report, please stop by the on-site office for a copy or let Kim know and she can e-mail you the report. This report can also be found on the Association's website or on the City of Danbury's website.

### **What are those large wasps in my common area?**



These are Cicada killers. They are large but docile wasps, considered “gentle giants”, that feed on cicadas which are prevalent this year. They build their nests in the ground in dry, well-drained soil that is in full sunlight. They excavate the soil and create small piles at the entrance.

They are not aggressive, and the males do not have a stinger. The males may “check you out” but will not cause harm. The female has a stinger, but she rarely leaves the nest unless disturbed.

We do not provide extermination for these unless there is evidence that they are causing damage to association structures as they are largely harmless.



**The August Landscaping Report is attached.**

### **September Board Meeting**

The next board meeting is Wednesday, September 20<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 793 632 718 #. 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.

## **You Cannot Park Your Car in the Sterling Woods I Clubhouse Parking Lot**

Recently, a few unit owners from Sterling Woods II have parked their cars in the Sterling Woods I clubhouse parking lot (the Sterling Club) and one of the cars was towed. Please note – residents of SWII cannot park in this area and if you do, your car may be towed.

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

#### **Please pick up after your pets:**

Out of respect for your neighbors, we again remind pet owners to be diligent about curbing, picking up after your pets and properly disposing of any feces back at your unit.

Fall dumpster day will be held on Saturday, October 21<sup>st</sup>. More details will be provided in the next newsletter.

Please be careful about delivering things to your neighbors using the bins under the mailboxes. We have received reports that items placed in these cubbies have been stolen. If you see anything suspicious in the community, please contact the City of Danbury Police Department and inform REI.

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. 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.

Smoke detectors should be tested every six months and batteries should be replaced in your smoke detectors at least once every calendar year (or as recommended by the manufacturer of the unit). Unit Owners should replace their smoke detectors every 10 years (or as recommended by the manufacturer of the installed unit). Remember also to change the batteries in your thermostats.

Political Sign Policy Reminder - only one political sign - regarding candidates for election (town/city, state or federal) or political issues such as budgets, town/city rule/law changes - is allowed to be displayed at each unit. Signs are allowed to be displayed 14 days in advance of voting/election matters. Signs must be removed within 48 hours of the vote/election. Signs must be no bigger than 2'x 2'. Signs cannot be placed on the common or limited common elements (example: on steps, in driveway, on front lawn). Signs may be displayed inside a Unit window only.

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

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

# Pine Tree Removal Project

## **How is this project coming along...**

We are currently working with the selected low bidder for this project. It is anticipated that this work will take place over three different fiscal years (2023, 2024, and 2025). Trees to be removed will be identified and listed on an Excel spreadsheet. Where a written description is not clear enough, trees will be identified with a marker. Village board members will then confirm which trees listed will be removed. After the trees are taken down, the stump will be ground down, soil will be brought in, and the area will be seeded. Where there are lost privacy concerns, new plantings will be considered.

## **Why the Landscaping Committee and Board of Directors is undertaking this project...**

The arborists performing tree services for SWII throughout the years have all come to the same conclusion - the white pines and spruce trees planted in locations close to the buildings and decks should not have been planted in these locations. The trees grow anywhere from 1 foot to 2 feet a year and present the following problems:

During high winds and rainy conditions, the danger of falling trees (in full or in part) gets greater each year.

During wet conditions, the roots of these trees become loosened from the ground and the danger of the tree falling becomes greater.

During snow storms the heavy weight of the snow on these trees may cause branches to break, affecting the structure of the tree.

As these trees get bigger, removal cost goes up and the risk of danger to the buildings and for the residents increases.

Animals use the trees to make access to the decks, buildings and roofs and they are then able to gain access to the attic areas.

Roots from these trees have created serious issues with water, sewer, and drainage pipes. We have experienced cases where blocked sewer or drainage lines have caused sewage or water backups into units.

The branches are so close to the buildings that on windy days owners can hear branches banging against their unit throughout the wind event.

Green pollen from these trees coats the building siding and which then needs to be power washed.

The trees are so close to the units that the needles fall into the gutters causing clogs and the need for special work orders to clear them.

The needles and pines cones from the trees fall onto decks creating a mess for the owners.

## **Pine Tree Removal Project (continued)**

The needles from the trees are very acidic and when they fall to the ground, they cause lawn problems. Grass growth is affected by the high acidity from the tree needles.

The trees near the buildings produce a lot of shade which affects shrub growth in front beds.

The trees take up a lot of water with their large root systems lessening the amount of water the lawns and shrubs get.

## **LANDSCAPE REPORT**

### **August 2023**

The landscape committee (LC) this month will be inspecting shrubs beds for dead or dying shrubs and overgrown shrubs that grow past windows. Because of budgetary constraints, we are limited in the number of overgrown shrubs blocking windows that we can remove and replace in a season. Also, we will be preparing our fall reseeding list of lawns. Please contact Kim, if you need a dead shrub replaced or need balding spots on your lawn reseeded, no later than the end of August, so we can get this information to our landscaper in a timely fashion.

The fall trimming of shrubs throughout SWII will be done in late September. If you decide to be put on the 'No Prune List", that is, you do not want any of your shrubs trimmed by our landscaper, please contact Kim to be put on the list.

Gonzalez Landscaping. Usual work activities are taking place such as mowing of lawns, weed whacking, weeding, and policing of trash. Our development has about 100 acres of ground that the work crews need to maintain.

Bartlett Tree. Bartlett will perform the final inspection in September of plants throughout SWII such as boxwoods, ilex, privet, cotoneaster, arborvitae, and other ornamental shrub for insect and pests diseases and cultural problems that could impact health, and if needed, are treated. Under our arborist's advice, we are not replacing trees until the fall when the weather conditions are better for the survival of newly planted trees.

Lawn Doctor. The fourth lawn application will take place August 29, 2023, weather permitting. It will be fertilizer in a blanket application to all turf areas. The majority of the application will be granular with liquid to be used on small areas and slopes. Broadleaf weed control will be sprayed as needed throughout the property. Liquid post emergent of crabgrass will be spot sprayed on or between visits. Under the advice of Lawn Doctor, a previously scheduled insect control application was not applied during the last lawn treatment, however, it will now be applied. The insect control will be applied as a blanket application to control and prevent chinch bug damage and this as a side effect will also be a tick control application as they control both insects.





Valued Clients:

We are excited to announce that REI Property and Asset Management is partnering with Associa, the largest community management organization in North America. Through this new partnership, you will continue receiving the highest level of customer service, with the added benefits of Associa's industry-leading services, state-of-the-art technology solutions, and a network of client support systems. As an industry leader, Associa has built an unmatched reputation for innovation and customer service, including:

- Providing core operational support and industry-leading resources
- Access to state-of-the-art technology solutions to serve clients more efficiently
- Enhanced educational opportunities and comprehensive training for both employees and board members

**Associa** has been building successful communities for more than 44 years and serves its clients with local knowledge, international resources, and comprehensive industry understanding. Based in Dallas, Associa and its 14,000+ employees operate more than 275 branch offices across the U.S., Canada, and Mexico.

We are excited to partner with a company that values family spirit, customer service, technological innovation, and a well-trained employee base. REI and Associa strive to achieve the highest level of professionalism and ensure the trust of our clients. With the new partnership, we are now able to provide your community with more resources to better meet your needs.

You will continue to receive the reliable customer service that you have come to expect from us, with additional benefits from Associa. I will continue to serve as President and Alan Wunsch as our Vice President. There are no plans to change staffing and the company will continue to operate under the brand name of REI Property and Asset Management.

We want to thank you for your continued support and appreciate our relationship with your community.

Sincerely,

Arthur C. Stueck II  
President  
[astueck@rei-pm.net](mailto:astueck@rei-pm.net)

Alan V. Wunsch  
Vice President  
[awunsch@rei-pm.net](mailto:awunsch@rei-pm.net)