



(photo submitted by Anne Holland)

**March 22, 2024**  
**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 help us meet 100% compliance to meet our property insurance requirements.**

**URGENT INFORMATION - ACTION REQUIRED BY MARCH 31, 2024**  
**(to unit owners who have not returned their form verifying compliance with the water-related maintenance standards)**

As you are aware, all Unit Owners are required to submit a form that was provided to you on January 5<sup>th</sup> verifying your compliance with the water-related maintenance standards. We have received 238 forms to date and there are 358 unit owners.

We would like to thank all the unit owners who have returned their forms. We are aware that other unit owners will be submitting their forms shortly. **Reminder – all unit owners must return this form completely filled out with related attachments by March 31, 2024.**

**Note: If you have completed the necessary plumbing work and are awaiting final copies of the permit and inspection approvals from the city of Danbury, even if they are expected to be received after March 31, please submit the form with proof of the work to avoid the potential of fines. The confirmation paperwork can be sent when received. Advise Kim of the expected dates for completion of the paperwork.**

**The most important action item is to get the necessary work completed by March 31, 2024.**

**What to expect if you do not turn in the attached form and related information by March 31, 2024:**

- If a Unit Owner does not send in this form with all information filled out and the necessary documentation by March 31, 2024, they will receive a formal warning letter on after April 1<sup>st</sup>. (See Note above for clarification of permit and approval paperwork that may be received after March 31, 2024.)

- If the Unit Owner does not return the information verifying compliance as required by May 1<sup>st</sup>, the Unit Owner will be sent a fine hearing notice – the possible fine amount will be \$1,500 (\$50 x 30 days). The Unit Owner can either pay the fine or request a hearing with the master board.
- This fining process will continue monthly with daily fines until the Unit Owner complies with the water-related maintenance standards.

## Pool Attendant Position Available

If you are interested in a 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). Contact Kim for details regarding this position.



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.



## Maintenance Update

- The buildings and decks will be power washed in the Summit Village and the Willows Village this year and the decks will be stained. A letter was sent to the Unit Owners in these villages informing them of the dates this work will begin.
- The board has approved a proposal to spot power wash the sides of the buildings in all other villages to get the mold off where the pine trees were removed.
- The roofs will be replaced in the Willows Village (minus the 1200 Cypress building as the roof was already replaced on this building) beginning mid-April and will continue through mid-July.

## Dumpster Day – Saturday, May 18, 2024

The spring dumpster day has been scheduled for Saturday, May 18, 2024. 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.**

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

The Maintenance and Landscaping Committees will be performing spring evaluations of property conditions in the near future. If you have any concerns about your unit or the surrounding grounds, let Kim Murray 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 2024. Please note - it is too early to determine if a plant is dead at this time as the plants are all dormant now.



The City of Danbury is holding a Household Hazardous Waste Drop-off Event on Saturday, April 6, 2024, from 9:00 AM – 2:00 PM. Please see the attached flyer.



## **Volunteers are needed for a new Committee – Clubhouse Refreshing Committee**

The board is calling for volunteers to form a committee for the purpose of exploring possibly updating the clubhouse décor (carpet and walls). If you are interested in joining this committee, please contact Kim Murray at REI at (203) 748-0859 or by e-mailing her at [kmurray@rei-pm.net](mailto:kmurray@rei-pm.net).

## **Volunteers are needed for the Landscaping Committee**

The Landscape Committee is looking for a volunteer from each village, Heartwood Lane, Bradford Drive, Logging Trail Road, Silversmith Drive, Hancock Drive, Revere Road, Pinnacle Way, and Cypress Drive to help them perform lawn and shrub inspections. Inspections take place twice a year, once in the spring (late April - early May) and once in the fall (late August - early September) and would take one to two days to complete. Let Kim Murray know if you are interested in joining.

## **Volunteers are needed for the Maintenance Committee**

The Maintenance Committee is in need of volunteers. In the spring, the committee walks the community to inspect every unit and the common areas. Then they report back with a list of work that needs to be done.

If you are interested in serving on this committee, you need to be able to walk around to inspect the outside of units and all common areas. If you have any questions or would like to serve on this committee, please contact Kim Murray.

## **April Board Meeting**

The next board meeting will be held on Wednesday, April 17<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 289 829 244#. 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 pool will open for the season on Saturday, May 25, 2024.

The next holiday that will impact trash pickup is Memorial Day. That week, the pickup will be on Tuesday, May 28, 2024.

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,



Art Stueck  
President  
REI Property and Asset Management

Attachment



# Household Hazardous Waste Drop-off Event



For the towns of: Bethel•Bridgewater•Brookfield•Danbury•Kent•New Fairfield•New Milford  
Newtown•Redding•Ridgefield•Roxbury•Sherman•Weston•Wilton

Danbury Public Works - 53 Newtown Road, Danbury  
**Saturday, April 6, 2024 9:00am-2:00pm**

## PROTOCOL for this event:

- REMAIN IN YOUR VEHICLE AT ALL TIMES.
- Place items at the back of your vehicle.
- Please have your identification ready.
- Workers will remove contents from your vehicle.



## What to Bring

- Paints
- Stains and Varnishes
- Paint Thinners & Strippers
- Wood Preservatives
- Resins, Rosins & Adhesives
- Polishes for Furniture, Floor & Metal
- Cleaners for Rug & Upholstery
- Cleaners for Oven, Toilet Bowl & Drain
- Swimming Pool Chemicals
- Pesticides, Herbicides, Insecticides  
(including Lawn Care Products)
- Flea Powder
- Moth Balls
- Spot Removers
- Dry Cleaning Solvents
- Lighter Fluids
- Septic Tank Degreasers
- Engine Degreasers
- Waste Fuels (Kerosene, Gasoline)
- Carburetor Cleaners, Brake Fluids
- Transmission Fluids, Car Waxes
- Full or Partially Full Aerosol Cans
- Rubber Cement, Airplane Glue
- Photo Chemicals, Chemistry Sets
- Hobby Supplies
- Rechargeable (Ni-Cd) Batteries
- Camera Batteries
- Mercury Thermostats, Thermometers
- 1lb. Single Use Propane Cylinders

## What NOT to Bring

- Fluorescent Bulbs
- Motor Oil & Antifreeze
- Auto Batteries & Tires
- 20lb. Propane Tanks
- Empty Aerosol Cans
- Alkaline Batteries
- Smoke Detectors
- Ammunition
- Fireworks
- Explosives
- Pharmaceutical
- Medical Wastes
- PCB Capacitors
- Radioactive Materials
- Unknown Gases
- Controlled Substances
- Pathological Material

Take to your local recycling center \*\*

Put in garbage

Call the Police Department

Use a take-back facility,  
go to [www.hrra.org](http://www.hrra.org) for info

Email: [info@hrra.org](mailto:info@hrra.org)

\*\* Note, not all local recycling centers will accept material.  
For more information on disposal options, visit [www.hrra.org](http://www.hrra.org)

Event is facilitated by the Housatonic Resources Recovery Authority  
(HRRRA) [www.HRRRA.org](http://www.HRRRA.org) email: [Info@HRRRA.org](mailto:Info@HRRRA.org)

- No smoking on site.
- You must be a resident of the HRRRA region.
- Remember to please remain in your vehicle at all times.

**WARNING: LITHIUM BATTERIES are DANGEROUS.** They cause significant fires on waste collection trucks and at recycling facilities. NEVER place in your trash or recycling. Bring to a drop-off location.  
Learn more at [www.HRRRA.org](http://www.HRRRA.org)