

April 30, 2007
Sterling Woods II – Master Association
Danbury, CT

Dear Association Members:

Nearly one hundred children, parents and grand parents attended SWII's first annual spring social and egg hunt. I am glad that everyone seemed to enjoy it and we all appreciate the efforts of those that helped to make this happen – especially Kim Murray of REI and Renee Strazza, Vice President of the Oaks. The only complaint we heard was “when will there be a party for the adults”? As a result, the Master Board has given us the green light to plan a Sterling Summer Evening Social. If you would like to help with the planning and execution, please contact Kim Murray at the on site office on (203) 748-0859.

Some notes of interest from the Master Board meeting held on 4/18/ 2007 include...

Since I last wrote, the Master Board and The Brickman Group opted to settle our dispute without incurring any additional legal fees and arbitration costs.

The new landscaper, Eastern View, has completed bed edging and mulching of the beds. We also hired a separate lawn management firm, TruGreen Lawncare, and they have applied their first round of weed prevention and fertilization. Tree management efforts have been renewed with The F. A. Bartlett Tree Expert Company – they are fertilizing trees, fighting off various tree pests and they will be replacing three of the worst trees along the boulevard entrance very soon.

On behalf of the Master Board and the Landscaping Committee, we collectively ask two things of all residents. One, if you have an issue with any on site vendor, contact Kim or me and we will work with the appropriate parties to resolve your concern. Owners are free to make landscaping changes as long as they stay within the rules and regulations. If you are unsure whether a landscaping change being contemplated is allowed by the rules and regulations feel free to contact us first.

We are still holding \$56,000 back from Executive Landscaping due to damage done to the community during the winter. They are beginning to work through the list, which includes damaged grass, curbs (cement and paved), signs, and lights. If the work is not done to Association satisfaction, we will have the work performed by our own vendors.

With regard to maintenance, we have many projects in various stages now that spring has finally arrived. The drainage installation project in the Birches will start at any moment. Decks are being pressure washed and stained, as I type, in the Oaks and Elms. Cast iron rails are being refurbished in the Oaks. Struts will soon be installed on Birch garage doors to prevent damage from bowing which will expand their useful life. The Summit Village will have its buildings pressure washed this year. Finally, the Maintenance Committee has a planned tour of the community to view all cement repair needs – rear patios (Oaks), front steps and porches and cement walks. This work will be listed, repair pricing obtained and then priorities established before work is initiated. We will do our best to address as many problems as able but financial constraints are part of the picture.

A few general reminders include...

There will be a delayed pick up following Memorial Day Weekend in May (5/28). The only other no pick up Monday for 2007 is Labor Day Weekend (9/3).

As a reminder, we will have three containers for bulk pick up on Saturday 5/19/2007. They will be located in the visitor lot across from the Platinum Club (Revere Road) and at the intersection of Cypress and Pinnacle. The containers will be brought in and removed in one day. Please do not dump before or after said date and do not dump items around the containers.

If you are planning to modify your unit (interior or exterior), please make certain that you contact the association before proceeding.

The next Master Board Meeting will be on Wednesday, May 16th at 7:30 PM in the Platinum Club. If you would like to speak to the board, please contact the management office in writing or by email one week in advance so you can be placed on the agenda. Please include the topic you would like to cover.

The Sterling Woods website, (www.sterlingwoods2.org) is now operational. Please take a few moments to review the content. Once a draft of the latest meeting minutes has been prepared and reviewed, it will be posted on the website and available for downloading. If you would prefer to receive a paper copy, stop down at the Platinum Club and Kim or I will assist you.

Sincerely,

Art Stueck
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