



(photo submitted by Anne Holland)

June 23, 2025
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.

UPDATE - Phone Number to Contact REI

Please note as of today, the REI Property office phone line for the Sterling Woods manager has been disconnected. The phone number 203-748-0859 is no longer valid. This phone number was established years ago before we had an integrated phone system. Going forward, please use **203-744-8400**, which is our main phone number. Kim Murray's direct extension is **153**. For all emergencies, please dial zero and if during normal business hours you will be connected to the operator and after hours you will be connected to our answering service.

Proposed Change to Article XV – Association Collection Policy #3 of the Rules & Regulations

Enclosed you will find a proposed change to Article XV – Association Collection Policy #3 of the Rules & Regulations that was approved by the Master Board at the June 18, 2025 board meeting. After Master Board approval, there is a requirement of notice to all residents and a ten-day comment period. If you have any comments about the proposed rule change, please mail your comments to Sterling Woods, c/o REI Property & Asset Management, 2A Ives Street, Danbury, CT 06810 or send an e-mail to Kim Murray at kmurray@rei-pm.net by July, 2025. After the notice and comment requirement is met and assuming final ratification occurs, we will send all residents updated rule pages which you can insert into your rule book. A full set of the rules can be e-mailed to you at any time if you cannot locate your hard copy of the rule book (or if you prefer electronic files). **Once final ratification occurs, please note that this revised rule will go into effect as of October 1, 2025.**

Proposed New Rule and Request Form – Article XVII – Surveillance Cameras – Use and Installation and Appendix F – Surveillance Camera Request Form (not approved at this time)

At the June Board meeting, the Board reviewed comments received regarding the proposed new rule and request form regarding surveillance cameras. The Board would like to thank all Unit

Owners who have provided feedback regarding this. Additional changes will be made to the proposed rule and form and once this is done, it will be sent out to owners once again for comment. Please do not send in the form at this time until it is finalized and adopted as a new rule. If you have already submitted this form on the draft/proposed form, you will have to resubmit your request for approval after the rule and form is approved and you receive the revised Rules & Regulations with this new rule/form incorporated.



Please mark your calendars.....

Vaccine Clinic - The Association will once again be holding a Vaccine Clinic sponsored by Stop & Shop Pharmacy on September 16, 2025 from 3 PM – 7 PM at the Sterling Woods Clubhouse. Please see the attached flyer. A vaccine consent form was provided to Kim Murray and if you would like a copy of this e-mailed to you so you can fill it out prior to the date of the clinic, let Kim know. If not, you can fill out this form when you go to the clubhouse for your vaccine/(s). Please note that Stop & Shop accepts all insurance except for Aetna.



Maintenance Update

Please note that due to the rainy weather we have been experiencing, the power washing and deck staining work start date on Heartwood Lane has been delayed by at least one week. You will receive a notice at your unit prior to the work being done on your building. This may also have an effect on the start date that this same work will start on Bradford Drive, but again notices will be left at each unit so you will be aware when to expect the work to be done on your building/your deck.

Roof replacement on Pinnacle Way continues.



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!

With the warm weather upon us, we would like to remind residents to please use extra caution when driving through the community as there will be children playing outside and many residents also walk in the community.

July Board Meeting

The next board meeting will be held on Wednesday, July 16th 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 328 803 669#. 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 would like to address the board and would like to be added to the agenda to speak at the beginning of the open session meeting, you should e-mail Kim Murray at kmurray@rei-pm.net a week prior to the meeting. There will also be a sign-up sheet at the meeting if you would like to add your name to the list to address the board at the beginning of the meeting. If you call into the meeting, you will be asked if you would like to be added to the list to speak at the beginning of the meeting. If you call into the meeting, you will be muted during the meeting. Questions will not be taken at the end of the meeting. The board meeting agenda will be posted to the website prior to the meeting.

Some routine reminders....

The next holiday that will impact trash pickup is Labor Day. That week the pickup will be delayed a day to Tuesday, September 2, 2025.

Please note that you, or your visitors, should not park a car on the road as it is not allowed and makes it difficult for other residents to get out of their driveways. Per the rules, the use of the visitor parking areas and/or any roadway as additional parking space is prohibited. This also applies to your guests or contractors you may have hired to do work in your unit. Please do not block the mailboxes as the mail will not be delivered if there is a car/truck parked in front of them.

If we can assist you in any way, please let us know. Kim’s hours are approximately 7:30 AM until 2:30 PM Monday to Friday. Her email address is kmurray@rei-pm.net and she can be reached at 203-744-8400 ext. 153. If you have an emergency, you can call 203-744-8400 and dial zero.

Sincerely,



Alan V. Wunsch
Branch President
REI Property & Asset Management

Sincerely,



Kim Murray
Property Manager
REI Property & Asset Management

Attachments

LANDSCAPE REPORT

JUNE 2025

LANDSCAPE NOTE: You need permission from the Landscape Committee to plant a shrub, with the exception of flowers. We need to know the type of shrub you want to plant so no invasive shrubs are planted, which could affect all the shrubs in SWII. To request permission to plant a shrub, e-mail Kim Murray from REI.

Also let Kim Murray know if you have a dead shrub that needs to be replaced and when we have enough requests, we will make arrangements for dead shrubs to be removed before the fall shrub inspection. Our landscapers have to set aside time to remove dead shrubs from their weekly services such as mowing and weed whacking (over 350 lawns, some slopes and the entranceway), weeding and policing of trash. **Please do not remove any shrubs at your unit that you feel may have died.**

GONZALEZ LANDSCAPING: Shrub replacements have been completed. The next shrub replacement will be in the fall, around September. Also, trimming of shrubs will be done in late June and in late September. On a weekly basis, as mentioned above, Gonzalez mows and weed whacks lawns, weeds shrub areas and polices trash throughout SWII.

BARTLETT TREE: Work scheduled for this month includes: a foliage treatment to 2 blue spruce trees to help suppress needle cast disease; a foliage treatment to Bradford pear, cherry, crabapple and dogwood trees to help suppress scab, rust and anthracnose. When a unit owner has a concern about a shrub having a disease or pest issue, Bartlett will send out a technician to check out the shrub and treat it.

LAWN DOCTOR: On June 3rd, lawn application 2 was applied, that is, weed control and reinforced crabgrass control. Lawn Doctor was careful not to treat recently reseeded areas and will come back later in the month to respray these areas. Also, lawn application 3, is scheduled to take place July 1st, weather permitting. It is a 90-day fertilizer and broadleaf weed control. A blanket preventative insect control targeting first generation chinch bugs and grub prevention.

10 Day Notice and Comment
Proposed Change to Article XV – Association Collection Policy, #3
of the Rules & Regulations

June 23, 2025

The current rule reads as follows:

3. If a Unit account is not fully current by the 10th day of each month, the Unit account will be considered delinquent. The Unit Owner will be assessed late fees, collection costs, and attorney's fees and costs as follows: (A) a late payment penalty of ***\$35.00*** per month for each month that the Unit account remains delinquent; and (B) attorney's fees and costs incurred in attempting to collect the outstanding amounts due to the Association. The late charge will be imposed after the 10th day of the month each month that there is any amount unpaid on a Unit account.

Proposed new rule (change in bold and italics):

3. If a Unit account is not fully current by the 10th day of each month, the Unit account will be considered delinquent. The Unit Owner will be assessed late fees, collection costs, and attorney's fees and costs as follows: (A) a late payment penalty of ***\$40.00*** per month for each month that the Unit account remains delinquent; and (B) attorney's fees and costs incurred in attempting to collect the outstanding amounts due to the Association. The late charge will be imposed after the 10th day of the month each month that there is any amount unpaid on a Unit account.



Get your

Flu/COVID/Pneumonia/RSV/ Tdap/Shingles Vaccine

Where: Sterling Woods Clubhouse

When: 9/16/25 3PM-7PM

Did you know that CDC recommends 2 doses of the 2024-2025 COVID-19 vaccine for patients who are immunocompromised or aged 65+? Speak to our pharmacists about eligibility and to ensure you are fully protected today!

***Please bring proof of insurance**

In need of other immunizations? Walk ins welcome, or simply scan to schedule your appointment today.

