

**STERLING WOODS II – MAPLES VILLAGE UNIT OWNER’S ANNUAL MEETING**  
**October 29,2025**

**Meeting was held in person:** Attendees were Diane Pessolano, Kathy Grosse, Valerie Dawson, Mary Beth Day Byrnes, Stephen Consiglio, and Terry Pitcher. Two proxies received were from Lee Dimitriou, Linda Molinaro.

**CALL TO ORDER:** The meeting was called to order by Village President, Valerie Dawson at 7:01 PM.

**BOARD MEMBERS PRESENT:** Diane Pessolano (Treasurer), Kathy Grosse (Secretary) and Valerie Dawson (President).

**PROOF OF NOTICE OF MEETING:** Sent September 29, 2025 and was confirmed by all present.

**RATIFICATION OF MINUTES:** The group voted to waive the right to read the meeting minutes from November 20, 2024. Steve motioned to ratify the minutes and all were in favor.

**REPORTS OF OFFICERS:**

Kathy Grosse (Vice President, Maples Village Representative to the Homeowner’s Association Hearing Committee) reported on the Hearing Committee and stated the committee had met one time over the last year and provided their recommendations to the Master Board.

Diane Pessolano, Maples Village Representative to the Treasurers’ Committee, reported that the Treasurers’ Committee met several times to prepare their 2026 budget recommendations which will be provided at the Master Board Meeting on December 3, 2025. Diane reports that financially SWII had a good year with minor issues. According to her, there will be no assessment this year. There will be an increase to the HOA.

Kathy Grosse, Maples Village Representative to the Landscaping Committee, reported the committee 3-5 trees were removed due to lantern bugs. The committee took action to get ahead of infestation due to these trees being a prime item for these bugs. There also reports to be an ongoing issue with reseeding grass areas. The 2025 budget was not able to support fall reseeding. There will be reseeding of front door step grassy areas in the spring. The committee recognizes that these grassy areas have been an ongoing issue over the years since SWII has been established.

**ELECTION OF INSPECTOR OF ELECTIONS:** None.

**ELECTION OF DIRECTORS AND MASTER BOARD REPRESENTATIVE:**

Valerie Dawson, who has been serving as President of the Maples Village was nominated for re-election by Kathy Grosse. With no additional nominations, Valerie Dawson was unanimously approved and will continue as President of the Maples Village and also the Maples Village representative to the Master Board.

Diane Pessolano, who has been serving as Treasurer of the Maples Village was officially nominated for re-election by Valerie Dawson. With no additional nominations, Diane Pessolano was unanimously approved and will also serve as the Maples Village Representative to the Treasurer's Committee.

Stephen Consiglio, has accepted the opportunity to be Treasurer Assistant of the Maples Village. This position will call on Stephen to fill in when Diane is unable to.

It is encouraged that all homeowners consider volunteering their time and talent to serve on the Maples Village Board or any of the various committees essential to support the quality lifestyle homeowners enjoy in SWII. For information, please contact any Board member or call Kim at the REI office.

### **FINISHED BUSINESS:**

- All the lights in the clubhouse cannot go off at night. Having light supports the cameras to see who is coming and going late/dark. The lights that are on are mostly in the perimeter of the clubhouse.
- Reminder that if you leave your home for more than 24 hours the water should be turned off and the heat set at minimum 55 degrees.
- Do not leave food out for wildlife - be mindful of bears.
- If anyone has an idea for a new committee, you must present it to the master board for approval and notification to the SWII community in the newsletter.

**UNFINISHED BUSINESS:** none

### **NEW BUSINESS:**

- Landscaping was proactive taking down trees throughout to mitigate the lantern flies (Tree of heaven).
- Requested the pool be left open past Labor Day (9/28 closed).
- Resident request the tiles around pool get cleaned and that was completed. It can get dirty halfway through the season.
- Playground was inspected/wood chipping has been brought up to safety code.
- Pool was inspected by the town of Danbury and another pool ring was added.

- Stairs throughout the community have been replaced and will continue to be replaced within the community. Stairs that are unsafe are taking priority. If you see a problem with the landing of the stair's please report it to Kim (cracking or sinking).
- Water meters have been replaced throughout the development. They want to be able to come by and read everything digitally. Gas meters have done this in the past.
- Revere had a block party on 9/23 (Susan).
- Hancock did not have a block party this year (2025).
- A Landscape Committee Board member requested clarification of a Danbury irrigation policy for watering lawns that directly affects community associations. Mayor Alves and other Danbury town officials came to talk with SWII Board members about the directive of watering grass in the community. To date there has not been any follow up from the Mayor's office.
- Clubhouse makeover on hold indefinitely.
- M. Day-Byrnes raised concern that driving speed in the community is still an issue and asked why there are no signs posting the 15 mph speed limit throughout the community.

**ADJOURNMENT:** Kathy Grosse made a motion to adjourn the meeting at 7:51 PM. Valerie Dawson second the motion. All in favor. The Maples Meeting was adjourned at 7:51PM.

Respectfully submitted,

Kathy Grosse, Vice President