



(photo submitted by Anne Holland)

April 22, 2024
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.



Success! A message from the board.

The Sterling Master Association Board would like to thank all unit owners for their efforts in reaching our goal of compliance with the installation of hot water tank leak detection and related mitigation items as required by our insurance carrier. It has been a very busy three months for unit owners, Kim of REI, a multitude of area plumbers and the Danbury Building Department. There are 358 units in Sterling Woods II and as of the publishing of this newsletter we are at 100% compliance - except for a few extensions that were given to residents who live out of state for part of the year. The few units on extension are now in the process of completing the process.

A special thanks is extended to Kim Murray for her efforts in helping many unit owners with assistance including providing explanations, coordinating conference calls with plumbers and city inspectors, assisting unit owners with the permitting process, and photographing water tank labels to contact manufacturers to determine installation dates and warranty information.

As unit owners, we also had to go through this process and can appreciate the inconvenience and related costs, but it was a necessary task in our efforts to keep our insurance policy in effect and hopefully prevent future water claims.

Thank you again,

Sterling Woods Master Association Board

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. Contact Kim for details regarding this position.

Maintenance Update

The roofs will be replaced in the Willows Village (minus the 1200 Cypress building as the roof was already replaced on this building). The work is expected to begin in early May.



The April Landscaping Report is attached.

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.



The pool will open for the season on Saturday, May 25, 2024!



Smoke Detector Reminder

Smoke detectors need to be replaced every 10 years (or as recommended by the manufacturer of the installed unit). Unit Owners shall have properly functioning smoke detectors installed in their units, should test their smoke detectors every six months, and replace the batteries at least once per calendar year (or as recommended by the manufacturer for the installed unit).

May Board Meeting

The next board meeting will be held on Wednesday, May 15th 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 359 790 186#. 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 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.



Sign-up Now for the New City of Danbury Alert Program

Danbury ALERT is the City of Danbury's new mass notification system powered by the Everbridge platform. Sign-up to receive time-sensitive emergency and community alerts. You can select multiple delivery methods such as email, text, phone, the Everbridge mobile app, and more! Messages will be sent to wherever you specify on a priority basis to ensure you receive the vital information you need. This system enables us to provide you with critical information quickly for a variety of situations, such as severe weather, unexpected road closures, and water main breaks. You will also be able to opt-in to community alerts and other general, non-emergency notifications. **If you were a previous subscriber to the City of Danbury alerts through Smart911, you should re-register with Everbridge.**

<https://www.danbury-ct.gov/176/Danbury-ALERT>

Some routine reminders.....

Charcoal grills or other devices such as chimneys which operate with an open flame are not allowed. Do not place your gas grill so close to the siding of a building or to a deck post as to cause damage or create a fire hazard.

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 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

Attachment

APRIL 2024 LANDSCAPE REPORT

April 18th is the first landscape committee teleconference/meeting for the 2024 season. Along with the members of the landscape committee, all our respective vendors will attend to discuss their services for the upcoming season.

Reseeding work will be done in April to get better germination of the grass seed. This is the advice of both of the two vendors who will be doing the reseeded work. The vendor who removed the pine/spruce trees on the sides of townhouses will be doing reseeded work in those areas. Our regular reseeded work, curb areas and bald spots on lawns will be done by our general landscaper, Gonzales.

Shortly we will be doing our spring shrub replacement inspection. If you have a dead or dying shrub, please let Kim know. We need to get the list for replacements to our vendor by early May.

Gonzales Landscaping started spring cleanup on March 26, 2024. Edging work around tree mounds and shrub beds have been done. Other work scheduled includes adding mulch to shrub beds in all villages. However, removal of old mulch and new mulch added will take place this year on Logging Trail Road, Silversmith Drive, Hancock Drive and Revere Road. On a 3-year cycle, two villages are done each year to prevent arterial fungus from forming on siding. Continuing on a weekly basis is the policing of trash throughout SWII.

Bartlett Tree as part of the 2023 winter work schedule pruning was done on maple and pear trees located on the right side of the development, that is, Bradford Drive, Hancock Drive, Revere Road and Pinnacle Way. The left side of the development will be done in the winter of 2024. This work is being done so branches do not grow out of control and hang over driveways and other areas near the units. Bartlett also does pest and disease control on our shrubs.

Lawn Doctor will be applying our first lawn application around April 23rd. Fertilizer in a blanket application with crabgrass control to all turf areas. The majority of the application will be granular with liquid used on small areas and slopes. Broadleaf weed control will also be sprayed as needed throughout SWII. In addition, gypsum will be applied to center islands of the entranceway and all the units' lawns with stairs. This helps leech out residue salt from snow removal work. Also, Lawn Doctor and Gonzales Landscapes coordinate their efforts with regard to reseeded work. Lawn Doctor will not apply crabgrass control on any newly reseeded areas.