



(photo submitted by Anne Holland)

May 21, 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.

The pool and pool deck will open on Saturday, May 25!



The pool will open for the season on Saturday, May 25th. The pool is open daily from sunrise to sunset. The association has once again hired a pool attendant for weekends and holidays – his name is Joey Bianco. We ask that you cooperate by following all related association rules – both when the attendant is on duty and when he is not. We have attached the pool rules for your reference.

Furniture purchased for the upper clubhouse deck for all to enjoy!



The association received an award from AssociationNation for \$5K to use towards improving the community. Furniture was purchased with the award money received for the upper clubhouse deck.



Maintenance Update

The Maintenance Committee has performed their spring inspection of the common grounds and buildings. Once the list of suggested work is received from the committee, it will be provided to the board for review and REI will begin obtaining proposals for the suggested work.



The May Landscaping Report is attached.



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 also clean up any items in your mail bin either below or above your mailbox.

Black Rat Snakes



This is a picture of a black rat snake or racer snake.

We wanted to make you aware that black snakes (rat snakes or racer snakes) have been observed in the community. They tend to appear more frequently in the early spring and fall during the day when temperatures are not extreme. In the heat of the summer, they tend to find cooler and darker places to reside. They are very common, nonpoisonous, tend to avoid contact with people and feed mostly on rodents and other small animals. But if startled and/or cornered, they could still bite. Generally, they are just passing through. We wanted you to be aware of this, so you do not get overly frightened if you see one. If the snake is just passing through, there is generally no action the association can take. However, if you believe they have taken up residence or are nesting near your unit please let management know and an effort will be made to remove them.

Please do not throw food outside to feed the wild animals on community grounds (for example - the wild turkeys).

June Board Meeting – please take note the meeting is on Thursday, June 20th.

The next board meeting will be held on Thursday, June 20th 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 567 179 158#. 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 general, simple informational questions at the end of the meeting. Unit Owners with more substantive questions or comments may be directed to ask to be put on the agenda to speak formally at the next board meeting.

Some routine reminders.....

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

Recently, a Unit Owner on Pinnacle Way reported teenagers ringing her doorbell and running at around 10:00 p.m. and the Unit Owner did report this to the Police. This has happened at this unit three times at late hours. Reminder – if you see anything suspicious in the community, please contact the City of Danbury Police Department and inform REI.

Dryer Vent Cleaning Reminder

We would like to remind all owners that dryer vents should be cleaned out at least once per calendar year. REI does offer this service and can offer a discount. Unit Owners can call (203) 744-8400 ext. 131 or send an e-mail to worequest@rei-pm.net for more information regarding this service and the group discounts that are available.

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,



Art Stueck
President
REI Property and Asset Management

Attachments

MAY 2024 LANDSCAPE REPORT

The landscape committee (LC) completed its inspection of lawns with regard to reseeding (bald spots and curb areas) and its inspection of shrubs (dead/dying shrubs that need to be replaced). Reseeding work was started 4.19.24 and completed within several days. Shrub replacements will take place sometime in June. Any requests received now will be put on the fall list.

The LC reminds all Unit Owners (UO) to report to Kim Murray who will let us know of any landscape concerns. LC is comprised of volunteers and we cannot constantly check our villages for landscape problems and we depend on UOs to let us know.

Gonzalez Landscaping. Mowing has commenced on a weekly basis. However, if wet conditions prevail, mowing will be delayed but done as soon as possible when the weather improves. Mowing cannot be done when it rains because wet lawns may be damaged by the mowing equipment. During the first week of May, mulch was added to all tree mounds and shrubs beds in all the villages, except Logging Trail Road, Silversmith Drive, Hancock Drive and Revere Road. In these villages (Maples & Birches), old mulch was removed and new mulch added. As stated in last month's newsletter, this is done 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. A declining pear tree located on the parking lot area on Revere Road between units 1705/1501 will be removed and not replaced. Many years ago, the Landscape Committee decided not to replace trees near parking lots. However, trees are replaced in front of units when they die and when possible. Sometimes the location of water or gas main may prevent a tree from being replaced. We are replacing a new maple tree in front of a unit on Revere Road (1306). This tree died a while ago and was removed.

Bartlett also fertilizes and does pest control for our shrubs not only our trees. In late May, the Magnolias on Hancock Drive will be treated for scale. In addition, the second of three scab treatments to help prevent scab will be done on 96 Bradford Pear Trees located at the fronts and sides of units on Bradford, Hancock, Revere and Pinnacle, and 8 Cherry Trees, 28 Crabapples and 7 Dogwoods located throughout the SWII.

Lawn Doctor. The first lawn application was done on April 23, 2024. Because of reseeding work in certain areas and not to disturb germination, crabgrass and broad leaf weed control was not done in these areas. It was done everywhere else. Lawn Doctor will be returning to do spot spraying of crabgrass and broad leaf weed control in these areas. The second lawn application will occur sometime in late May or early June. It will be fertilizer in a blanket application with crabgrass control in all turf areas. Liquid will be used on small areas and slopes. Broadleaf weed control will be sprayed as needed throughout SWII.

Swimming Pool Area Rules (Article XI of the Rules & Regulations)

Below are the Swimming Pool Area Rules from the Rules & Regulations – (please also take notice of the pool rules posted in the pool area):

Section 11.1 Pool Usage. During the scheduled pool season, the pool can be used only during the authorized pool hours posted at poolside. The use of this facility is not supervised and Unit Owners should be aware that their use of same is entirely at their own risk. Individuals under the age of 16 must be accompanied by an adult. Pool attendants, when available, do not serve as lifeguards. Pool attendants will assist residents in signing-in, caring for the pool and enforcing the Master and Pool Rules. All residents must sign-in when entering the pool area. Entry and exit to the pool area is only through the clubhouse. All residents must also list the names of all guests.

Section 11.2 Regulations of the Department of Health. All regulations of the Connecticut State Department of Health, and the City of Danbury are included herein by reference. All persons shall bathe with warm water and soap before entering the pool.

Section 11.3 Attire. All persons must wear suitable swimming garments when using the pool facilities. No person shall, in public view of other Association residents or visitors, dress in such a manner as to expose their buttocks, excessive cleavage or genitals. Individuals who normally wear diapers must wear swimsuit diapers in the pool. Rubber pants must be worn over the swimsuit diapers.

Section 11.4 Diseased Persons. Any persons known or suspected of having a communicable disease shall not use the pool.

Section 11.5 Spitting or Blowing Nose. Spitting or blowing the nose in the pool is prohibited.

Section 11.6 Boisterous Play. Jumping or diving into the pool is strictly prohibited due to the shallow depth of the pool. Boisterous splashing, dunking, running, rough-housing, ball throwing or similar activities and behaviors, use of profanity or offensive language is not permitted in the pool or pool area.

Section 11.7 Limitation on Number of Guests. Pool and pool area are intended for the use of Sterling Woods residents and their guests. The number of guests per any Unit Owner, at any time, may not exceed four. Guests must be supervised by a resident 16 years or older. A Unit Owner or Resident must be present for any guest to be permitted to use the pool or other recreational facility.

Section 11.8 Portable Radios, CD's, etc. Radios and musical reproduction devices and similar audio devices are prohibited from the swimming pool area unless they are outfitted with earplugs such that sound is not audible to anyone other than the user(s) of the device.

Section 11.9 Prohibited Items. Pets, alcoholic beverages, glassware, electrical appliances, underwater breathing apparatus (except swim masks and snorkels), knives and other dangerous items are prohibited in the pool area. Smoking, including vaping, in the pool area is not allowed.

Section 11.10 Flotation Devices / Toys. Large water toys are prohibited with the following exceptions:

- A) Flotation devices such as vests, water wings, life jackets, baby floaters, etc., are allowed when users are supervised by an adult.
- B) Flotation devices such as “noodles” are allowed. However, they must be removed from the pool when not in use.

Section 11.11 Pool Safety Equipment. Emergency Safety Equipment shall not be moved except for swimming emergencies.

Section 11.12 Platinum Club Key. The Platinum Club key shall not be loaned to Non-Unit Owners under any circumstances. If you have lost your pool/clubhouse key you will not be permitted to use the pool until you receive a new key. Cost for a replacement key is \$100.00.

Section 11.13 Litter. All litter/refuse must be removed from the pool area or placed in the trash containers that are in the pool area.

Section 11.14 Additional Rules. Please refer to the rules posted at the swimming pool which are included herein by reference.