



(photo submitted by Anne Holland)

August 26, 2024
Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org

Dear Unit Owners:

The Master Board and REI wish you an enjoyable Labor Day Weekend. Below are operational highlights here at Sterling Woods...



Pool Closing Information

The official pool closing date is the Tuesday after Labor Day but the board will monitor the weather and extend the closing date on a weekly basis based on the forecast. Once the closing date is determined, this information will be posted near the entrance to the pool.

Rule Reminder – Modifying Exteriors, Alterations, Additions or Improvements to the Common Elements

Per the Rules & Regulations (Article II, Section 2.5 - Modifying Exteriors) no unit owner, tenant, or other occupant of a unit may change the appearance of any exterior wall, door, window, porch, deck, or any other exterior surface of any unit, nor of any part of the Master Common Elements or the Limited Common Elements without prior Master Board consent.

Article II, Section 2.3 (Alterations, Additions or Improvements to the Common Elements) states no permanent alterations, additions or improvements may be made to the Common Elements. No articles other than holiday decorations shall be hung on the exterior of any Unit, nor exposed, nor placed on the outside walls or doors of a unit or on trees. No sign, awning, canopy, shutter or antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof, nor exposed from, or in, any window.

Some examples of a Unit Owner modifying an exterior include but are not limited to: installation of security camera, storm doors, satellite dishes, brackets or clips for holiday displays, Again, please remember you have to request permission from the Board to alter the appearance of the exterior of your unit.

Maintenance Updates

- The roofs and gutters are currently being replaced on Cypress Drive. This work is expected to be completed by August 30th, weather permitting.
- The power washing and deck staining vendor has three buildings left to do on Cypress Drive and this work will be completed once the roofing work is done.
- The guardrail in the entranceway is currently being stained.
- The board approved caulking, concrete repair and concrete replacement work to be done. The list of areas to be worked on was determined by the Maintenance Committee.

DO NOT PUT FOOD OUTSIDE YOUR UNIT OR IN THE COMMUNITY FOR WILD ANIMALS

Please do not throw food outside as it attracts wild animals including bears, coyotes, rats, and mice. Homeowners should eliminate any food sources that may attract animals including cleaning up bird seed below feeders. The Association is also continuously incurring expenses for exterminating services because some units do have mice.



The August Landscaping Report is attached.

September Board Meeting –

The next board meeting will be held on Wednesday, September 18th 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 417 681 433#. 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.



Reminder - the speed limit in Sterling Woods is 15 MPH. Drive carefully for the safety of your neighbors and visitors in the community. Thanks!

Some routine reminders.....

The next holiday that will impact trash pickup is Labor Day. That week, the pickup will be on Tuesday, September 3, 2024.

Fall dumpster day will be held on Saturday, October 19th. More details will be provided in the next newsletter.

Please pick up after your pets:

Out of respect for your neighbors, we again remind pet owners to be diligent about curbing, picking up after your pets and properly disposing of any feces back at your unit.

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. Unit Owners can contact Alexis Villacres at (203) 744-8400 ext. 131 or via e-mail at worequest@rei-pm.net or more information regarding this service.

Smoke detectors should be tested every six months and batteries should be replaced in your smoke detectors at least once every calendar year (or as recommended by the manufacturer of the unit). Unit Owners should replace their smoke detectors every 10 years (or as recommended by the manufacturer of the installed unit). Remember also to change the batteries in your thermostats.

Political Sign Policy Reminder - only one political sign - regarding candidates for election (town/city, state or federal) or political issues such as budgets, town/city rule/law changes - is allowed to be displayed at each unit. Signs are allowed to be displayed 14 days in advance of voting/election matters. Signs must be removed within 48 hours of the vote/election. Signs must be no bigger than 2'x 2'. Signs cannot be placed on the common or limited common elements (example: on steps, in driveway, on front lawn). Signs may be displayed inside a Unit window only.

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

Attachment

AUGUST 2024 LANDSCAPE REPORT

The Landscape Committee (LC) wants to remind Unit Owners (UOs) that if they have a landscape concern either with pruning shrubs or lawn issues, they should not take it upon themselves to ask our landscaper vendor's employees to do extra work for them. UOs should contact Kim if they have any extra work that needs to be done. The Landscapers have been told not to honor any UO request but to tell them to contact Kim. During the month of August, the LC, will be conducting our fall shrub replacement inspection and also be checking front lawns for reseeding work.

Gonzalez Landscaping. Mowing, weeding, and policing of trash throughout SWII is continuing on a weekly basis. After the LC completes its list for fall shrub replacements and reseeding of front lawns in early September, then Gonzales will order the shrubs and schedule planting of fall shrubs and reseeding lawns sometime in late September or early October.

Bartlett Tree. As stated in last month's newsletter, we have gotten many requests for pruning of trees behind units that overhang decks and roofs. Because of budgetary constraints we can do only so many this year. However, we intend to do the rest of the prunings in winter when we have a new approved budget for 2025. It should be noted that the pruning of trees behind units is an extra expense that is not built into our contract. A storm damage tree that was removed in front of a unit on Cypress Drive will be replaced with a flowering dogwood either late September or early October. The fall is a good time to plant trees with cooling conditions.

Lawn Doctor. The fourth lawn application a 90-day fertilizer and broadleaf weed control, as needed, was applied on August 6th. In addition, extra spraying for crab grass and nutsedge was done. It was reported that there was a lot of crab grass and nutsedge on lawns and additional spraying was needed. The next application will be our final application for the season, which will be a winterizing fertilizer in late September or early October, weather permitting.