



(photo submitted by Anne Holland)

**September 20, 2024**  
**Sterling Woods II – Master Association**  
**Monthly Newsletter**  
**Website: [www.sterlingwoods2.org](http://www.sterlingwoods2.org)**

Dear Unit Owners:

Below you will find various updates, news, and reminders. Your attention to these matters is appreciated.



### **Pool Closing Update**

The last day the pool will be open for residents to swim in will be on Sunday, September 22<sup>nd</sup>. The pool and pool area will be closed for use on Monday, September 23<sup>rd</sup>.



### **Dumpster Day**

The fall dumpster day has been scheduled for Saturday, October 19, 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 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 September Landscaping Report is attached.**



### **Playing Pickleball in the community is not allowed.**

There have been residents playing pickleball in the community (clubhouse parking lot, access Road off of Revere Road). Pickleball cannot be played anywhere in the community. Article II, Section 2.2 of the Rules & Regulations states that the Common Elements shall be used only for the purpose(s) for which they were designed. No person shall interfere with the proper use by others, nor commit any nuisances, vandalism, boisterous or improper behavior on the Common Elements, nor interfere with, nor limit, the enjoyment of the Common Elements by others.

### **Feedback from Unit Owners regarding the Pine Tree Removal Program**

The Board would like to thank all unit owners who have provided feedback regarding the pine tree removal program. The Board and committee members will be reviewing and discussing all the feedback received.

### **Electric Vehicle Charging Stations for Sterling Woods Homeowners**



As more and more electric vehicles (EVs) are purchased by our residents, it is important to understand the requirements for home-based charging stations for your plug-in vehicles.

#### **Note:**

**In all but a few cases, installation of a home charging station for your electric vehicle will require permission from the board and a building permit from the City of Danbury.**

## Summary of Types:

There are generally three types of charging stations.

Type 1: This is the lowest level of charging station and is often included with the purchase of the vehicle. It operates on 120 volts AC with output of approximately 1-2.5 kW. This can provide about 1-5 miles of range per hour of charge.

This charger can be plugged into a standard 120 Volt AC outlet in a garage. This type would not require any board approval or city permit provided the unit is being plugged into an existing electrical outlet. **If a new electrical outlet is required in the garage, approval and permits are needed. This must be installed by a licensed electrician.**

Type 2: This is similar to Type 1 above but operates on 220-240 Volt AC power, similar to the electric dryers in the units. This can provide more miles per charge hour than the Type 1. This will probably be the most popular for homeowners.

Type 2 requires the installation of 220 Volt AC service plug from a certified electrician in the garage and **will require board approval and a building permit. This must be done by a licensed electrician.**

Type 3: Type 3 is being mentioned for edification but does not apply to our unit owners at this time. These are super chargers and require over 800 Volt DC power and cost upwards of \$50,000. The higher, direct current voltage is not available on this property.

**Note: Mounting of any plug-in outlet on the exterior of a unit requires board approval and a Danbury city building permit.**

**Note: The above is not intended to be a complete analysis of all EV charging options as they will most likely change as the technology develops. The Master Association will continue to monitor and adapt as needed.**

## October Board Meeting –

The next board meeting will be held on Wednesday, October 16<sup>th</sup> 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 282 887 007#. 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](mailto: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.

## November and December Board Meeting Dates –

The November meeting will be on Wednesday, November 13<sup>th</sup> and the December Owners Meeting and monthly Board meeting will be held on Wednesday, December 4<sup>th</sup>.

## Some routine reminders.....

There will be no delayed trash pickups for the remainder of the year.

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.

It is legal for politicians to ring doorbells.

If I can assist you in any way, please let me know. My hours are approximately 7:30 AM until 2:30 PM. My email address is [kmurray@rei-pm.net](mailto:kmurray@rei-pm.net) and the on-site phone number is (203) 748-0859 or I can be reached at 203-744-8400 ext. 153. If you have an emergency, you can call 203-744-8400 and hit zero.

Sincerely,

*Kim Murray*

Kim Murray  
REI Property and Asset Management

Attachment

## SEPTEMBER 2024 LANDSCAPE REPORT

The Landscape Committee (LC) has completed and sent to our landscape vendor, Gonzalez, the fall shrub replacement list and the fall reseeding list. Shrub replacements and reseeding work will be completed in late September or early October, weather permitting. Any requests received now will be put on our spring 2025 list. Mums will be planted at the entranceway and clubhouse area at that time.

**Gonzalez Landscaping.** Mowing, weeding, and policing of trash throughout SWII is continuing on a weekly basis. Pruning of shrubs will take place mid-September, weather permitting.

**Bartlett Tree.** All of the contracted work for the season has been completed, with the exception of two repellent treatments for deer susceptible plants located throughout SWII. The estimated dates for these treatments are 11/10/24 and 1/12/25, weather permitting. As stated previously in our newsletters, we have had to postpone some tree removals and replacements and trimming back some tree branches hovering over some decks and roofs. When we have an approved budget for 2025, we hope to go ahead with all of these projects.

**Lawn Doctor.** The fifth lawn application, a winterizing fertilizer, will be done the second or third week in September, weather permitting. This is the final lawn application of the season. Soil tests were taken recently, and it found that our PH levels are a bit low. To correct this situation, we will be applying lime every year instead of every other year. Soil tests will be taken periodically to see if we need to do liming every year. The LC reviewed and recommended approval of a 4-year contract with Lawn Doctor. It is beneficial to get multi-year contracts so we have locked in fixed costs for that period. The Master Board has approved this multi-year contract.