



(photo submitted by Anne Holland)

November 15, 2024
Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org

Dear Unit Owners:

Below are various highlights at Sterling Woods II for your review:

[Annual Owners Meeting](#)

Enclosed you will find the association's official Annual Owners Meeting Notice and Agenda along with a proxy, the proposed 2025 budget and the minutes from the 2023 Annual Owners Meeting. We hope you can join us on Wednesday, December 4, 2024, at 6:30 PM. The meeting will be held in person at St. Marguerite Bourgeoys Church, 138 Candlewood Lake Road in Brookfield, Connecticut or via conference call using Microsoft Teams (see attached notice for call in information). If you would like to proxy someone to attend the meeting on your behalf, please return your proxy or give your proxy to a board member prior to the meeting. See meeting notice stating ways you can return a proxy.

We anticipate that new coupon books will be sent out in time for owners to make their January payment on time. To ensure that your account is properly credited, please wait for your new coupon book before mailing in your January payment. If you pay your common charges through the CIT website, you will have to go onto the website and adjust the amount you authorize to be paid each month. It will not be updated automatically. If you set up automatic payments through your own bank, you will have to adjust the amount they will pay each month.

[Assessment Update](#)

The board discussed at their November meeting that there will be an assessment in early 2025 to cover 2024 budget overages as well as to payback the \$75K that was borrowed from the reserves earlier this year to cover the increased insurance premium payments associated with the 2023/2024 insurance rate increase. The current budget overages include large expenses in general maintenance due to water damage caused by the severe storms this year and the requirement from our insurance company to pay even larger prepayments for 2025 insurance coverage.

The amount of the assessment will be determined after year end. At this time, it is predicted that the average unit owner will pay \$538, and unit owners will be given several months to pay it off. The assessment will be further explained at the December unit owners meeting and voted on at the January board meeting.

Important Information Regarding Parking During a Snowstorm

Please note that the snow vendor uses visitor parking areas during storms for the temporary placement of snow. The availability of these areas is critical during a snowstorm. Do NOT move your car from your driveway to the visitor's lot during a storm to make it easier for the vendor to clean your driveway. It hinders the snow removal effort and is a violation of the parking rules.

Holiday Related Information

Frying a turkey in the community inside or outside of a unit is NOT allowed.

Per the rules & regulations, decorations may be installed only up to 30 days prior to holiday observance, and they must be removed within 10 days after the holiday. Holiday decorations shall be limited to the front door and porch area and may not be permanently affixed to your unit. However, in the Birches Village unit owners are allowed holiday decorations up to six feet in front of their homes.

Christmas Tree Disposal

The association will once again offer special services for the disposal of Christmas trees. A dumpster will be placed in the parking area at the top of Revere Road (across the street from the clubhouse). The dumpster will be dropped off on January 2nd and picked up on January 10th. If the dumpster is full before January 10th, it will be removed. Please make certain that only real Christmas trees are disposed of and that they are free of all decorations. Please do not leave your Christmas tree next to the dumpster.

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

It has been observed throughout the community that residents are throwing food (bread, etc.) outside of their units/on Silversmith Drive to feed the wild animals. This is a violation of association rules. This practice also attracts wild animals including bears, coyotes, rats, and mice. Homeowners should eliminate any food that may attract animals including cleaning up bird seed below feeders.



The November Landscaping Report is attached.



Sterling Woods Website Reminder

We would like to remind unit owners that Sterling Woods website is www.sterlingwoods2.org. The website address is in the head of every newsletter. Please note that the minutes from Board meetings are password protected and if you would like to know what the password is, please e-mail Kim Murray at kmurray@rei-pm.net or call her at 203-748-0859.

December Board Meeting

The December Master Board Meeting will be held on Wednesday, December 4, 2024, at St. Marguerite Bourgeoys Church, 138 Candlewood Lake Road in Brookfield, Connecticut or via conference call (see attached Owners Meeting Notice for call in information). The open session will begin immediately following the annual owners 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.

Please note if you call into the meeting, there is no guarantee that you will be able to get into the meeting if there is an issue with the internet connection. We have offered the option to owners to be able to call into a meeting for several years and have only experienced an issue on two separate occasions. If there is an issue with the internet, the meeting will continue in person.

Some routine reminders...

- There will be no delayed trash pickups for the remainder of the year.
- All pet owners or attendants are responsible to immediately pick up after their pet and properly dispose of the waste.
- At this time of year, we do ask that you make sure you remove decorations that are out of season - such as pumpkins and potted plants that have died off for the year. If the pot is a large ornamental, you can clean it of dead plants and leave it where it is for the winter. Please store smaller pots inside your Unit.
- Please come to a complete stop at all stop signs in the community. The speed limit within Sterling Woods is fifteen (15) miles per hour.

- The below is an excerpt from the Associations Rules and Regulations....

Minimum Temperatures. All thermostats in the Units must be set at 55 degrees Fahrenheit or higher from November 1 through March 31.

Note: Batteries need to be changed in all thermostats at least once every calendar year (or as recommended by the manufacturer for the installed unit). Some thermostats do not operate if the batteries die.

Should you know of any neighboring units that are vacant, please notify the property management office at kmurray@rei-pm.net. We will then make certain ownership is aware of the rules in this regard and that they are following them.

- Many residents enjoy walking in the community. If you walk on the road at night, we encourage you to wear reflective clothing or carry a form of illumination.
- Parking rule reminder - we would like to remind residents that parking on the street is not allowed. Also, please do not park your car in the visitors' parking spaces. Your cars should be parked in your driveway and/or in your garage.

- **IMPORTANT INFORMATION REGARDING YOUR DRYER VENT**

We would like to remind all unit owners, per Appendix E, Exhibit A of the Rules & Regulations (Maintenance, Repair and Replacement Standards), **you should have the vent serving your clothes dryer cleaned at least once a year.** Please note the dryer vent must be completely cleaned from the dryer to the unit exit (location will be different for every unit depending on installation). If you are interested, REI does offer this service. If you would like to set up an appointment to have this done, call (203) 744-8400 ext. 131 or send an e-mail to worequest@rei-pm.net.

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, call (203) 744-8400 and hit zero.

Sincerely,



Art Stueck, President
REI Property and Asset Management

Attachments

LANDSCAPE REPORT NOVEMBER 2024

LANDSCAPE REMINDERS:

Please do not walk your dog on Unit Owners (UOs) front lawns and have it urinate or poop there. It is against the Pet Rules, Article VIII, Pets, Section 8.1. No UO should have their lawn damaged by an irresponsible act of a dog owner. Dog waste should be picked up and not be left onto lawn areas but disposed of properly in trash cans.

Residents who have back units facing slopes should not do any personal plantings on the slopes or put bird baths or any decorations on the slopes. These slopes are common areas, and the landscape committee is only authorized to do plantings there. The integrity of these slopes must be maintained to prevent mud slides and only certain shrubs can provide that protection. If shrubs die on these slopes, Kim should be contacted to let the landscape committee know replacements are needed.

Please do not leave any objects on lawns (chairs, etc.) to hinder leaf blowing and mowing.

GONZALEZ LANDSCAPERS:

Leaf blowing is continuing on a weekly basis. Spot mowing will be done, as needed. Also policing of SWII for trash is done on a weekly basis.

BARTLETT TREE SERVICE:

All of the contract work for 2024 has been completed, with the exception of two deer repellent applications on shrubs. The application consists of a green spray. If you see a green coloring on the leaves of your shrubs it is the deer repellent and the shrubs are not diseased or have pests. These applications will take place this month and again in January.

LAWN DOCTOR LAWN SERVICES:

All of the contracted work has been performed for 2024. In 2025, the first lawn application will be sometime in the spring, usually late April or early May. The application will be a 90-day fertilizer, crabgrass control and broadleaf weed control. Also, gypsum (which leaches out salt residue from snow being piled on lawn areas from the roadway and sidewalks) will be applied on the center islands of the main driveway and lawns of townhouses that have stairs. These townhouses have the smallest lawns and need to have salt residue minimized from their lawns to provide better results for reseeding work.