



(photo submitted by Anne Holland)

January 21, 2025
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.

[Assessment Update](#)

At the most recent board meeting held on January 15, 2025, the Master Board approved an assessment for all unit owners for 2025. Details regarding the assessment are being sent to you in a separate letter along with this newsletter. The average cost for each unit is approximately \$513.00, but the actual assessment amount for your unit is determined by your unit model and will be shared with you under separate cover. If you have any questions, please contact Kim at the on-site office at 203-748-0859 or via e-mail at kmurray@rei-pm.net.



[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. If you visit the website, some examples of what you will find are copies of the newsletters, minutes from Open Session meetings, social activities, useful information, governing documents, maintenance responsibilities matrix, the annual budget, board members and committee members names, village board members names and minutes from village annual meetings, etc.

Please note that the open session 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.

[Incidents in Sterling Woods in December](#)

On December 19, 2025, a car was broken into at Sterling Woods, and nothing was taken out of the car and on the same evening, a package was taken off someone's porch. Both Unit Owners reported these crimes to the Danbury Police Department.

Reminder – if you see anything suspicious in the community, please contact the City of Danbury Police Department and inform REI.

REI Property Management – Officer/Role Changes

A Message from Alan Wunsch, REI's new Branch President

On January 13th, Art Stueck informed your board that he was stepping down as Branch President of REI Property and Asset Management. I will be taking over that role and Art S. will be taking on a new role at REI – Branch Vice President of Operations.

By way of background, I joined REI in 2013 as a property manager, transitioned to vice president, shareholder, and branch vice president. I received an accounting degree from Drexel University and then attended law school at Case Western Reserve University. I am a certified manager of community associations and have managed a large portfolio of community associations since I joined REI in 2013. Prior to joining REI, I served as treasurer at two different large community associations, including Sterling Woods, where we lived from 1999 to 2009. I also currently serve on the Legislative Advocacy Committee of CT Community Association Institute (CAI-CT).

I will be taking on the role of managing your community along with Kim Murray. I look forward to working with you and serving your board and community in the future.

A Message from Art Stueck, Branch Vice President of Operations

It has truly been my pleasure to serve your board and community for the past twenty years. I will miss working directly with your board members – I have always been impressed by their intelligence and tireless efforts on behalf of the entire community. Sterling Woods II owners and the REI team have been very fortunate to work with such outstanding leadership.

I will remain available to Alan, Kim, the board, and all homeowners even though my direct capacity is changing. I wish you all a very happy and healthy new year in 2025!



At the December 2024 Open Session Board meeting, the Board voted on Master Board positions as follows:

Steve Griffing, President (Willows Representative)
Andrew Bayer, Vice President (Summit Representative)
Stan Kishner, Treasurer (Birches Representative)
Jennifer Finnerty, Secretary (Oaks Representative)
Maureen Dunkerton, Director (Elms Representative)
Valerie Dawson, Director (Maples Representative)

February Board Meeting

The next board meeting will be held on Wednesday, February 19th 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 903 144 77#. 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.

The board meeting agenda will be posted to the website prior to the meeting.

Some routine reminders.....

The next holiday that will impact trash pickup is Memorial Day. That week the pickup will be delayed a day to Tuesday, May 27, 2025.

Items Left Behind the Wall in the Entranceway and Litter: Recently, there has been a lot of litter in the entranceway and items left behind the wall from kids waiting for the bus stop. Please do not leave litter in the community or store personal items behind the wall in the entranceway.

Snowstorm Parking Reminder: The snow removal contractor 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 contractor to clean your driveway. It actually hinders the snow removal effort and is a violation of association rules.

Dog Guidance Reminders: Dogs should not be allowed to relieve themselves in the front areas of any unit or in the same spot repeatedly (so as to prevent lawn and landscape damage). Dogs may be curbed on **all** roadways and islands throughout SWII, Nabby Road, Silversmith Road, the Service Roads and all the tree lines throughout the SWII community avoiding areas and items including but not limited to, benches, light posts, mailboxes, signs, hydrants, utility boxes, flowers, and ornamental plants. If the designated areas described above do not appeal to your dog, they may be curbed in the back of your unit keeping at least 15 feet away from your neighbor's, or any other unit.

Holiday Related Information: Per the Rules & Regulations, decorations may be installed only up to 30 days prior to holiday observance, and they must be removed within ten days after the holiday.

Remove Dead Plants out of Large Planters Outside Your Unit: Please remember if you left any large ornamental planters outside, you must remove the dead plants that are in them. Please properly store smaller pots inside your unit.

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 Monday to Friday. 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 dial zero.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan V. Wunsch", with a stylized flourish at the end.

Alan V. Wunsch
Branch President
REI Property & Asset Management