



(photo submitted by Anne Holland)

March 20, 2025
Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org

Dear Unit Owners:

Spring has arrived and we welcome the upcoming warmer weather. Below you will find various updates, news, and reminders. Your attention to these matters is appreciated.

Assessment Reminder

If you haven't already paid the assessment in full, we would like to remind you that the second payment of a third of what is owed is due by April 10th. If you have any questions, please contact Kim Murray at the onsite office at (203) 748-0859 or via e-mail at kmurray@rei-pm.net. Late fees will not be waived if your assessment payment was late in March.

Revised Rule – Article XIV – Landscape Regulations of the Rules & Regulations

At the March 19, 2025 board meeting, proposed rule changes were approved by the Master Board (Article XIV – Landscape Regulations of the Rules & Regulations). Notice of the proposed rule changes were sent to all owners as required by state law and comments were solicited. The comment period has expired and no comments were received. As a result, enclosed you will find the revised rule book pages for insertion into your Association rule book. If you receive correspondence via e-mail, the entire set of the Rules & Regulations will be attached to the e-mail along with this newsletter. A full set of the rules can be e-mailed to you at any time – simply contact Kim at the on-site office.

You cannot put a camera outside your unit without obtaining Board approval first per the rules.

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.



The City of Danbury is holding a Household Hazardous Waste Drop-off Event on Saturday, April 5, 2025, from 9:00 AM – 2:00 PM. Please see the attached flyer.



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

Spring Evaluations by the Maintenance and Landscaping Committees

The Maintenance and Landscaping Committees will be performing spring evaluations of property conditions in the near future. If you have any concerns about your unit or the surrounding grounds, let Kim Murray know as soon as possible so she can pass your feedback along to the proper committee for review and consideration as they formulate plans for 2025. Please note - it is too early in the spring to determine if a plant is dead at this time as the plants are dormant now.



Maintenance Update

- The buildings and decks will be power washed in the Oaks Village and the Elms Village this year and the decks will be stained. A letter was sent to the Unit Owners and residents in these villages informing them of the dates this work will begin.
- The roofs will be replaced in the Summit Village beginning around the second or third week in April. A notice will be left at each unit (either on the garage door or front door) approximately one week prior to the roof being replaced at that unit.
- The Board has approved a second phase pre-cast step replacement program replacing 41 additional pre-cast steps in the community (which will most likely take a year and a half to replace these steps).

Dumpster Day - Saturday, May 17, 2025

The spring dumpster day has been scheduled for Saturday, May 17, 2025. The dumpsters will be available to residents from 6:00 AM until 1:00 PM (unless they are filled earlier). The dumpsters will be located 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 to utilize the dumpsters.**

New Club – Grief Group – Regularly will meet on the 2nd Tuesday of the Month (first meeting is on April 15th at 7:00 p.m.)

A new club has been formed called the Grief Group for Sterling Woods residents. They will be gathering on the second Tuesday of the month at 7:00 p.m. – 8:00 p.m. at the clubhouse. The first meeting is on Tuesday, April 15th (then going forward the group will meet on the second Tuesday of the month). This group aims to gather those who may be quietly hurting in our community and provide a space to laugh, cry and seek comfort while honoring the memory of your loved ones. Whether you're grieving a beloved person, or a longtime furry, scaly, or feathery companion, this group hopes to offer you emotional support from one neighbor to another. **Please note this group is not run by a professional grief counselor.** The contact for this club is Karson Joyner. If you are interested in joining this group, you can e-mail Karson at joyner020@gmail.com.

April Board Meeting

The next board meeting will be held on Wednesday, April 16th 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 #142 373 629. 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.

The pool will open for the season on Saturday, May 24, 2025.

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,



Alan V. Wunsch
Branch President
REI Property & Asset Management

Attachments



Household Hazardous Waste Drop-off Event



For the towns of: Bethel•Bridgewater•Brookfield•Danbury•Kent•New Fairfield•New Milford
Newtown•Redding•Ridgefield•Roxbury•Sherman•Weston•Wilton

Danbury Public Works - 53 Newtown Road, Danbury
Saturday, April 5, 2025 9:00am-2:00pm

PROTOCOL for this event:

- REMAIN IN YOUR VEHICLE AT ALL TIMES.
- Place items at the back of your vehicle.
- Please have your identification ready.
- Workers will remove contents from your vehicle.



What to Bring

- Paints
- Stains and Varnishes
- Paint Thinners & Strippers
- Wood Preservatives
- Resins, Rosins & Adhesives
- Polishes for Furniture, Floor & Metal
- Cleaners for Rug & Upholstery
- Cleaners for Oven, Toilet Bowl & Drain
- Swimming Pool Chemicals
- Pesticides, Herbicides, Insecticides
(including Lawn Care Products)
- Flea Powder
- Moth Balls
- Spot Removers
- Dry Cleaning Solvents
- Lighter Fluids
- Septic Tank Degreasers
- Engine Degreasers
- Waste Fuels (Kerosene, Gasoline)
- Carburetor Cleaners, Brake Fluids
- Transmission Fluids, Car Waxes
- Full or Partially Full Aerosol Cans
- Rubber Cement, Airplane Glue
- Photo Chemicals, Chemistry Sets
- Hobby Supplies
- Rechargeable (Ni-Cd) Batteries
- Camera Batteries
- Mercury Thermostats, Thermometers
- 1lb. Single Use Propane Cylinders

What NOT to Bring

- Fluorescent Bulbs
- Motor Oil & Antifreeze
- Auto Batteries & Tires
- 20lb. Propane Tanks
- Empty Aerosol Cans
- Alkaline Batteries
- Smoke Detectors
- Ammunition
- Fireworks
- Explosives
- Pharmaceutic
- Medical Wastes
- PCB Capacitors
- Radioactive Materials
- Unknown Gases
- Controlled Substances
- Pathological Material

Take to your local recycling center **

Put in garbage

Call the Police Department

Use a take-back facility, go to www.hrra.org for info

Email: info@hrra.org

*** Note, not all local recycling centers will accept material. For more information on disposal options, visit www.hrra.org*

Event is facilitated by the Housatonic Resources Recovery Authority (HRRRA) www.HRRRA.org email: Info@HRRRA.org

- No smoking on site.
- You must be a resident of the HRRRA region.
- Remember to please remain in your vehicle at all times.

WARNING: LITHIUM BATTERIES are DANGEROUS. They cause significant fires on waste collection trucks and at recycling facilities. NEVER place in your trash or recycling. Bring to a drop-off location. Learn more at www.HRRRA.org