



(photo submitted by Anne Holland)

May 23, 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.

Proposed New Rule and Request Form – Article XVII – Surveillance Cameras – Use and Installation and Appendix F – Surveillance Camera Request Form

Enclosed you will find a proposed new rule and request form – Article XVII – Surveillance Cameras – Use and Installation and Appendix F – Surveillance Camera Request Form of the Rules & Regulations that were approved by the Master Board at the May 21, 2025 board meeting. After Master Board approval, there is a requirement of notice to all residents and a ten-day comment period. If you have any comments about the proposed new rule and request form, please mail (Sterling Woods, c/o REI Property & Asset Management, 2A Ives Street, Danbury, CT 06810) or email (kmurray@rei-pm.net) them to REI. After the notice and comment requirement is met and assuming final ratification occurs, we will send all residents updated rule pages which you can insert into your rule book. A full set of the rules can be e-mailed to you at any time if you cannot locate your hard copy of the rule book (or if you prefer electronic files).

The pool and pool deck will open on Saturday, May 24th!



The pool will open for the season on Saturday, May 24th. The pool is open daily from sunrise to sunset. The association has once again hired a pool attendant for weekends and holidays – his name is Joey Bianco. Joey was also the pool attendant in 2024. We ask that you cooperate by following all related association rules – both when the attendant is on duty and when he is not.



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



Maintenance Update

The Maintenance Committee has performed their spring inspection of the common grounds and buildings. Once the list of suggested work is received from the committee, it will be provided to the board for review and REI will begin obtaining proposals for the suggested work.

Roof replacement on Pinnacle Way has begun.



The May Landscaping Report is attached.

Vendor Referral Information

Recently, a unit owner received an advertisement in the mail from a company that had Sterling Woods on the advertisement and even showed a picture of the Sterling Woods sign in the entranceway on it. We would like you to be aware that the Sterling Woods Association would never endorse a company or suggest a company that you should use for work at your unit.

If you need to hire a contractor to perform work in your unit (fireplace cleaning vendors, etc.), feel free to contact Kim Murray for some recommendations.

June Board Meeting and Mid-Year Owners Forum Meeting (starting at 6:00 p.m.)

The Board has scheduled a mid-year owners forum meeting on June 18th at 6:00 p.m. The purpose of this meeting is for owners to be able to ask questions to the Board and get as many answers as possible. You do not need to sign up to speak at the mid-year owners forum meeting. The forum session will be limited to one hour. The June Open Session will begin immediately following the forum but no later than 7:00 p.m. If you plan on attending the forum, it is suggested that you attend in person at the clubhouse.

The meeting 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: 921 088 540#. 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 separate 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.

Please note that per the rules you can put your garbage containers at curbside for pickup either after dark on the night before pickup or on same day as pickup. Your garbage containers should be brought inside your Unit the same day as the pickup. Garbage containers should be stored inside your Unit.

Dryer Vent Cleaning Reminder

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 and can offer a discount. Unit Owners can call (203) 744-8400 ext. 131 or send an e-mail to worequest@rei-pm.net for more information regarding this service and the group discounts that are available.

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

Sincerely,



Kim Murray
Property Manager
REI Property & Asset Management

Attachments

Landscape Report May 2025

LANDSCAPE NOTES: Reseeding work was started on April 30th but was delayed because of rainy conditions but is being completed. Extensive reseeded work is being done throughout SWII, and because of that and budgetary constraints, we are doing one reseeded this year. Also because of the rainy conditions, mowing was delayed too. If the lawns are too wet, mowing will cause ruts and damage to the lawns. Future requests for reseeded will be put on the spring 2026 list. Spring shrub inspections have been completed, and a list of shrub replacements has been given to our landscaper. Some shrubs we inspected showed signs of drought damage but were not dead and still may recover. If the shrubs do not recover, they will be replaced in the fall. The purpose of our shrub replacement program is to replace dead shrubs and/or fill in empty spots where shrubs were removed but not replaced. We do two shrub inspections a season, that is one in the spring and the other in the fall.

Please let Kim know if you have any landscape clean up issues (weeds, fallen tree branches, dead shrubs, especially on slopes). Please do not take matters into your own hands. Do not pile up debris and expect our landscapers to remove it. If they did not do the work, we will be charged extra for this service. Also, let us know right away so we can take care of it in a timely fashion.

GONZALEZ LANDSCAPING: As stated above, reseeded work and shrub replacements are anticipated to be done sometime this month. Planting of hot pink and white impatiens were selected for this year's plantings on the entranceway and SWII clubhouse. Our landscaper continues to perform its weekly services: mowing, weeding and policing of trash.

BARTLETT TREE: Contracted work includes: the second of four monitor treatments of ornamental shrubs throughout SWII to check and treat for insects and mite pests, diseased and other cultural problems that could affect plant health; first of two needle cast treatments to help suppress needle cast disease on two blue spruces located on logging road trail; the second of four foliage treatments to flowering trees to help suppress scab, rust and anthracnose: 96 Bradford pear trees, 8 cherry trees, 27 crabapple trees and 7 dogwood trees.

Our other tree vendor, Murad, has removed stumps from purple plum trees he removed last month. He will be reseeded areas where the trees will not be replaced. Trees in front of houses will be replaced. The purple plums trees were exhibiting signs of storm damage, decay, rotted wood, pronounced dead wood, split bases, heavy leaning, cracked branches, thin and sparse leaves, and dead crown sections. In the future, we will not be planting purple plum trees but other types of trees as replacements.

LAWN DOCTOR: On April 22nd, the first lawn application took place. It was a 90-day fertilizer, crabgrass control and broadleaf weed control. Gypsum was applied to center island and lawns of units that have agaric. Gypsum helps leach out salt from piles of snow pushed onto lawns. The second lawn application will take place on June 3rd, weather permitting. It will be weed control and reinforced crabgrass control.