



(photo submitted by Anne Holland)

September 19, 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.



Dumpster Day

The fall dumpster day has been scheduled for Saturday, October 18, 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 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.**



Pool Closing Information

The last day that the pool and pool deck will be open for residents to use will be on Sunday, September 28th.

Vaccine Clinic Update – The vaccine clinic that was held on September 16th was a success. Stop and Shop helped 23 residents and administered 35 vaccines.



The September Landscaping Report is attached.

Update Regarding Proposed New Surveillance Camera Rule

As you are aware, in May, the Board sent all Unit Owners a proposed new rule regarding surveillance cameras. There is a requirement to provide notice to owners and to provide a ten day comment period. Comments were received from Unit Owners and a committee was formed to revise the suggested new rule based on the comments received. The committee has been working on revising this proposed rule. Once the Board approves of a revised version of this proposed rule, it will again be sent out to owners for comment. In the meantime, please do not install any cameras outside of your unit as Unit Owners are not allowed to alter the exterior of a unit without board permission. Thank you.

Facebook Group – not endorsed by REI or the Board

It has been brought to the Boards' and REI's attention that there was recently a Sterling Woods (SWII) Facebook group formed. Please note that the Board and REI do not have anything to do with this Facebook group and we will not be monitoring anything written in this group. If you need assistance or have any questions, you should always contact Kim Murray from REI at kmurray@rei-pm.net.

Monthly Open Session Board Meeting Time Change

Going forward, the monthly Open Session Board meetings will begin at 6:30 p.m.

October Board Meeting

The next Master board meeting will be held on Wednesday, October 15^h at 6:30 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 538 594 822#. 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.

November and December Board Meeting Dates –

The November board meeting will be held on Wednesday, November 12th and the December Owners Meeting and monthly Board meeting will be held on Wednesday, December 3rd. The start time of the December Owners meeting will be noted in the annual meeting notice you will receive in November.

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 throughout the Association.

If we can be of assistance, 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 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

Attachment

LANDSCAPE REPORT

SEPTEMBER 2025

LANDSCAPE NOTE: We have seen some spotted lantern flies in our development. Our arborist is aware of this and is monitoring the situation. These insects attack some trees and shrubs. If you see them in your area, please notify Kim and our arborist will check it out and see if any treatments are necessary at this time. Attached is a Bartlett Leaflet with information on the spotted lantern flies.

When you plant flowers around tree mounds and the edges of shrub beds, make sure the flowers do not grow past the mound into the edges of lawn areas. Please trim the flowers before they grow over the edges. Our landscapers have to weed whack these areas and are not responsible for any damage to the flowers that grow into lawn areas.

Please do not remove a dead shrub you want us to replace. Let Kim know you have a dead shrub. If you remove a dead shrub on your own, we will lose the warranty for the new replacement shrub.

GONZALEZ LANDSCAPING: Because of the dry conditions spot mowing is being done. Regular mowing will resume as soon as weather conditions improve. Many of the lawns have been affected by the dry conditions and lack of watering. Our next reseeding will be in the spring. However, aeration and overfeeding work will be done in early October. The fall shrub replacement list has been given to Gonzalez and any future requests will be put on the spring shrub replacement list. We anticipate shrub replacements and plantings of mums to be the last week of September. Our landscaper leaves a note at the units who receive new shrubs to request that you water them. If the shrubs die due to lack of watering, we will not receive a warranty for that shrub. Weekly services include weeding and policing of trash.

BARTLETT TREE SERVICE: Our arborist took some soil samples of our maples and found that certain maples had some nutrient deficiencies. He recommends a prescription plan to treat these maples in the spring. Over 40 tree of heaven trees (an invasive tree that spotted lantern flies lay their eggs on) were removed, and the stumps treated so the trees do not grow back. This was a costly project over \$6,000 but had to be done to cut down the number of spotted lantern flies.

LAWN DOCTOR: We have only one lawn application left, that is winter fertilizer and lime. We are anticipating this service to be done in early October.