



(photo submitted by Anne Holland)

**November 14, 2025**  
**Sterling Woods II – Master Association**  
**Monthly Newsletter**  
**Website: [www.sterlingwoods2.org](http://www.sterlingwoods2.org)**

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 2026 budget and the draft minutes from the 2024 Annual Owners Meeting. We hope you can join us on Wednesday, December 3, 2025, at 6:00 PM. The meeting will be held at the Sterling Woods Platinum Club, 117 Silversmith Drive, Danbury, 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 2026 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 your January payment. If you pay your common charges through the First Citizens Bank 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.

### [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 2<sup>nd</sup> and picked up on January 12<sup>th</sup>. If the dumpster is full before January 12<sup>th</sup>, 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

In the past, it was observed throughout the community that residents throw 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.

## Delivery Trucks, etc. Idling Outside of a Unit

It has been reported that on more than one occasion, when residents are getting furniture delivered or may have scheduled a pickup with “Got Junk,” the drivers are inside a unit for an extended period of time and leave their trucks running/idling outside for a long time. This can be disturbing for other residents. If you have truck/vehicle at your unit for any reason, please ask them to turn their vehicle off if they will be in your unit for an extended period of time.



The November Landscaping Report is attached.

## December Board Meeting

The December Master Board Meeting will be held on Wednesday, December 3, 2025 at the Sterling Woods Platinum Club, 117 Silversmith Drive, Danbury, 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](mailto: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](mailto: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](mailto:worequest@rei-pm.net).

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](mailto: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

Attachments

## **Landscape Report** **November 2025**

**Landscape Note:** Holiday decorations should not be put in (or on) common areas such as lampposts, village islands, mailbox stations (only applies to townhouses), and columns that are entryways to villages. Any decorations found in these areas will be removed.

**Gonzalez Landscaping:** Aeration and over seeding of lawns in all the villages was done the week of October 20th and to allow the aeration and overfeeding work to be more effective, mowing was suspended until November 6th. Blowing of leaves, mowing lawns, where needed, and policing of trash throughout SWII are the services provided by our landscaper this month.

**Bartlett Tree Service:** This month a clear deer spray repellent will be applied on shrubs. Two more treatments will be done in the winter months. All contract services have been completed. Bartlett submitted, along with other tree vendors, a bid to provide tree services for SWII for the next three years. Bartlett came in with the lowest bid and the Master Board awarded them the contract. Bartlett will begin contracted tree services in January. Bartlett is the only vendor that does work in SWII during the winter, weather permitting.

**Lawn Doctor:** All contracted fertilizer and weed control services have been completed. Lawn Doctor will begin its services to SWII in the spring, usually around the middle of April.