



(photo submitted by Anne Holland)

**March 27, 2026**  
**Sterling Woods II – Master Association**  
**Monthly Newsletter**  
**Website: [www.sterlingwoods2.org](http://www.sterlingwoods2.org)**

Dear Unit Owners:

Below you will find various updates, news, and reminders. Your attention to these matters is appreciated.

### **Upcoming Assessment**

The Board discussed at the March Board meeting that there will be an assessment in the upcoming months to cover the additional snow removal bills incurred during this snow season. As you are aware, we have had a lot of snow, and we have gone over the 55 inch cap in the contract. We also had to pay extra to relocate snow. The additional costs are over \$127K as of now.

The amount unit owners will be assessed is not determined at this time, but unit owners will be informed in the near future. The average assessment is expected to be around \$356.00 per unit depending on what model style unit you own. The Board will discuss this further at the April Board meeting and additional information will be provided to Unit Owners in regards to this upcoming assessment.



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.

### **Vendors Are Not Authorized to Take Directions from Unit Owners and Unit Owners Should Not Speak Directly to the Vendors**

We would like to remind you that vendors are not allowed to take directions from Unit Owners. Unit Owners should not speak to the vendors or ask them for special requests. Rather if a unit owner has a concern or would like something addressed, they should let Kim Murray know.

## Spring Evaluations by the Maintenance and Landscaping Committees

The Maintenance and Landscaping Committees will be performing spring evaluations of property conditions shortly. 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 2026. Please note - it is still too early in the spring to determine if a plant is dead as the plants are dormant now.



### Volunteers are needed for the Maintenance Committee

The Maintenance Committee is desperately in need of volunteers. In the spring, the committee walks the community to inspect every unit and the common areas. Then they report back with a list of work that needs to be done.

If you are interested in serving on this committee, you need to be able to walk around to inspect the outside of units and all common areas. If you have any questions or would like to serve on this committee, please contact Kim Murray.

### Volunteers are needed for the Social Committee

The Social Committee is looking for volunteers to join this committee. If you are interesting in joining the Social Committee, please contact Kim Murray.



### Maintenance Update

- The buildings and decks will be power washed in the Maples Village and the Birches 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.

### **If your unit is rented, you should pass along rule reminders and relevant information to your tenants**

Just a reminder – if your unit is rented, you should always pass along relevant information and rule reminders to your tenants and please make sure that your tenants have the most recent Rules & Regulations.



## **Rule Reminders –**

### **Dog Guidance Reminders and Rules:**

- 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.
- Leashes. All pets must be hand leashed. Dogs are not permitted in any portion of the Master Common Elements unless carried or on a leash. Pets are never to be tied up outside unattended, left on porches or decks, or left to roam on their own.
- Clean Up. All pet owners or attendants are responsible to immediately pick-up after their pet and properly dispose of the waste.

### **Parking Rule Reminders:**

We would like to remind Unit Owners that parking on the street is not allowed. Also, please do not park vehicle car in the visitor parking lot. Your vehicles should be parked in your driveway and in your garage. Do not park in any of the overflow parking spaces (there is signage and these spaces are outlined in yellow paint) unless you have an overflow pass which needs to be displaced on your dashboard.

### **April Board Meeting**

The next Master board meeting will be held on Wednesday, April 15<sup>th</sup> at 6:30 PM. The meeting will be held in person at the Platinum Club clubhouse at 117 Silversmith Drive, Danbury. In April, you will not be able to call into the meeting because we are having issues with the phone conferencing device.

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. 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 26, 2026.

The pool will open for the season on Saturday, May 23, 2026.

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. 1153. If you have an emergency, you can call 203-744-8400 and dial zero during the day or nine after hours when our answering service is on.

Sincerely,



Alan V. Wunsch  
Branch President  
REI Property & Asset Management

Sincerely,

*Kim Murray*

Kim Murray  
Community Association Manager  
REI Property & Asset Management