



(photo submitted by Anne Holland)

September 18, 2026
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 17, 2026. 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.**

New Snow Vendor

The board reviewed bids for the next snow removal contract. After considerable evaluation, discussions, and checking references, it was decided that we would be changing our vendor going forward to save the association a considerable amount of money. The new vendor will be held to the same specifications as the former. The base price is lower for the contracted 41-55" per year. In addition, rebates for under 41" is better and charges for snow over 55" are less. All efforts are being made to ensure that we receive the same service we had in the past while saving the association money.



A few reminders to pet owners:

- **It has been observed that some pet owners have been allowing their dogs to urinate on the flowers outside of the clubhouse (and in the community) and this is killing the flowers. This is not allowed.**
 - o Please remember that you should not curb your dog close to any unit's patio or front grass area. Do not allow your pet to urinate close to other units, on mailbox stations, lampposts or other residents' flowers and shrubs.
- **Some residents are putting their dog waste bags inside the garbage cans at the clubhouse. This is not allowed. The bags get stuck to the bottom of the cans and they end up smelling.**
 - o All pet owners or attendants are responsible to immediately pick up after their pet and properly dispose of the waste at their unit.



Pool Closing Information

The board will continue to monitor the weather and extend the pool closing date on a weekly basis based on the forecast. Once the closing date is determined, this information will be posted near the entrance to the pool.

Vaccine Clinic Update – The vaccine clinic that was held on September 15th had a lot less residents stop by for vaccines this year than last year. Stop and Shop helped 9 residents and administered 16 vaccines (in 2025, they helped 23 residents and administered 35 vaccines).



The September Landscaping Report is attached.

October Board Meeting

The next Master Board meeting will be held on Wednesday, October 21st at 6:30 PM. It will be held in person at the clubhouse, or you can attend electronically. If you choose to attend electronically, please call (806) 516-0326 and then enter the conference ID number which is 369 400 00#. 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. Also, 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. Owners are limited to 2 to 3 minutes to address the board so as to give all owners an opportunity to engage with the board.

November and December Meeting Dates –

The November board meeting will be held on Wednesday, November 11th and the December Owners Meeting will be held on Wednesday, December 2nd. The start time of the December Owners' meeting will be noted in the annual meeting notice you will receive in November.

Social Committee Update – the Social Committee has received surveys back from 75 unit owners and are in the process of reviewing them. Thank you for taking the time to fill out and return these surveys!

Some routine reminders....

There will be no delayed trash pickups for the remainder of the year.

Do not put garbage inside the garbage cans on the side of the clubhouse. These cans are for residents who rent the clubhouse and for garbage generated from the pool/clubhouse only.

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. 1153. If you have an emergency, you can call 203-744-8400 and dial zero during the day or dial 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

Attachment

Landscape Report

September 2026

Landscape Updates: At the end of August, the Landscape Committee (LC) performed its fall shrub, lawn and tree inspection. A list was prepared and sent to Gonzalez for a cost proposal to be reviewed by the LC. Any requests for shrub replacements now will be put on the spring 2027 list. If you have a dead shrub, don't remove it, don't plant anything in its place and let Kim M. know right away. We are doing fall reseeding work this year, which is the optimum time to do reseeding. Last fall due to budgetary constraints we were not able to do fall reseeding, except for the two center medians on the SW entranceway. LC noticed several low hanging tree branches that needed pruning and referred this matter to our Bartlett arborist. Some low hanging maple tree branches along Silversmith Drive have been pruned. Others in areas will be done during winter pruning. Shrub replacement, reseeding work and trimming of shrubs should be completed by the end of September. Ornamental grasses are not cut down until the end of October.

The LC found during its inspection that numerous small lawns had stones/pebbles. This was also reported by numerous UOs. These stones/pebbles inhibited germination of grass seed and left the lawns with numerous bare spots and in some instances, barren. We are taking extra measures and are incurring extra cost to help these lawns (79) by having the stones/pebbles removed, roughing the soil, adding new topsoil and reseeding. We can't attribute one specific reason for the stones/pebbles. Our landscaper gets topsoil from a reputable company, and it is not in the soil. Possible erosion of soil brings the pebbles to surface. Construction work such as replacement of stoops, drain basis, and pavement work could add to the problem. Also, we found on Heartwood Lane a wall with holes from the stone drains in back of some units and these holes were emptying small stones/pebbles. Our landscapers have been told to make sure they blow debris away from lawn areas onto the road areas.

Gonzalez Landscapers: Weekly mowing is done. Any ruts in lawns will be taken care of during fall reseeding work. We ask UOs not to leave any objects or solar lights on the lawn area where mowing takes place. This will impede mowing. Weeding is done every week in a different village. Also policing of trash is done every week.

Bartlett Tree Service: This month the last monitor treatment on designated plants was done on August 21st. These treatments (4 every year) help suppress pest damage and promotes plant health. On Nabby Road four declining ash trees and a group of elm trees had to be removed to maintain sidewalk safety. Four declining blue spruce trees were removed and will not be replaced. These trees are located on Revere Road on the right across from the access road. Recently, a declining maple tree on Cypress Drive had to be removed, However on the tree mound pachysandra was growing. Pachysandra is an invasive plant and should not be planted anywhere. Because of this we had to incur an additional cost to remove the pachysandra so reseeding work could be done on the mound since the tree will not be replaced.

Lawn Doctor: The last treatment of the season, which is winterizing fertilizer with lime for the entire complex is scheduled for September 15, 2026, weather permitting. Also, Lawn Doctor will perform soil testing to let us know the pH levels in our soil.