



(photo submitted by Anne Holland)

January 23, 2026
Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org

Dear Unit Owners:

**IT IS IMPERATIVE THAT YOUR VEHICLE IS NOT PARKED
IN THE VISITOR PARKING SPACES DURING A SNOWSTORM**

Snowstorm Parking Reminder: The snow removal contractor 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 vehicle from your driveway to the visitor's lot during a storm to make it "easier" for the contractor to clean your driveway. This actually hinders the snow removal effort and is a violation of association rules.

With the upcoming big storm coming this weekend, please make sure that your car is not parked in a visitor parking lot. Please note that regardless of the weather, it is a violation of the rules for residents to park in the visitor parking spaces.



Important Information Regarding Snow Removal

The snow removal contractor provides 24/7 dispatch service during snow and ice storms. Their dispatcher is available to REI for dealing with any issues. If you have any concerns during or following a snowstorm, please contact Kim Murray. The snow removal contractor is not permitted to take directions from unit owners.

Please note - snowstorms are handled differently by the snow vendor depending on when the storm starts, when the storm ends, the temperature, how cold the ground is, if freezing rain is expected, etc. For example, if there is freezing rain after it has already snowed, the snow contractor waits until the freezing rain ends before shoveling the walks, steps, and driveways because they want to let the ice adhere to the snow versus if they shovel earlier, the stairs, driveways and walkways would be a sheet of ice.

Prolonged Cold Temperatures are Upon Us

With the prolonged cold snap with below normal temperatures coming, please be sure that the heat is on in your unit and set to at least 58 degrees and if your unit is vacant, please make sure the water is shut off in your unit to avoid the pipes from freezing.

[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 January 21, 2026 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 and we will share with the board. 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).

Please do not fill out and return this form at this time. Once the comment period has expired and after the Board reviews any comments received, the Board will vote to approve the rule and form, you will then be informed. If approved, you will then be sent the revised rule pages and then you can submit the form to request permission for a surveillance camera(s) if you would like to.

[Requirements for Replacing a Dishwasher at Sterling Woods II after 2020](#)

In Connecticut, the 2020 National Electrical Code (NEC) mandates that dishwashers must have Ground Fault Circuit Interrupter (GFCI) protection. This requirement is part of a broader effort to enhance electrical safety in residential settings.

If you replace a dishwasher in your kitchen at Sterling Woods II, there is almost a certainty that GFCI (Ground Fault Circuit Interrupter) will need to be installed by a licensed electrician which will require a building permit from the city of Danbury. Please see the attached document providing additional information you will need to know when you have to replace your dishwasher.



[The Revised December Landscaping Report is attached.](#)

[February Board Meeting](#)

The next Master board meeting will be held on Wednesday, February 18th 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 393 383 944#. 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.

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.

Dog Guidance Reminders: 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.

Please do not walk your dog, especially at night, in the middle of the road. It is also recommended that you carry a flashlight with you or wear reflective clothing.

All pet owners or attendants are responsible to immediately pick up after their pet and properly dispose of the waste.

Holiday Related Information: Per the Rules & Regulations, decorations may be installed only up to 30 days prior to holiday observance, and they must be removed within ten days after the holiday.

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

Kim Murray
Community Association Manager
REI Property & Asset Management

Attachments

LANDSCAPE REPORT REVISED DECEMBER 2025

The Landscape Committee held its last meeting of the season on November 14, 2025. Even though our meetings have concluded for 2025, the Landscape Committee keeps in contact with our members and vendors throughout the year about the concerns of our unit owners. We will begin our meetings for the new season in mid-April.

Gonzales Landscaping continues leaf blowing and policing of trash. Their contract provides us with services until mid-December and after that our snow vendor takes over the policing of trash.

Bartlett's tree work will commence in the winter months (Dec.- Feb.) as per their contract. The work includes pruning the pear trees on the right side of SWII (Bradford Drive, Hancock Drive, Revere Road and Pinnacle Way). Also, the maple trees in these villages will be pruned. In 2025, tree work outside the contract included: extra pruning, vine removal, treatment of tree stumps so the trees do not grow back, root collar surgery, root invigoration, storm damage response and tree treatments for diseased trees.

Lawn Doctor will begin its 2026 lawn services either late April or early May. The application is a 90 day fertilizer, crabgrass control and broadleaf weed control. In addition, gypsum (leaches out salt left from snow piles) will be applied to center islands of the main driveway and the lawn areas of the units that have stairs (these units have smaller lawn areas where snow is piled, thereby, leaving more salt residue on the lawns). Lawn Doctor coordinates their work with Gonzales so any spring reseeding work is not compromised with any weed lawn applications that could harm the newly planted grass seed. This could cause a delay in the first lawn application. Also, all applications depend on weather related issues.

Requirements for Replacing Dishwasher at Sterling Woods II after 2020

GFCI Requirements for Dishwashers in Connecticut

Overview of GFCI Protection

In Connecticut, the 2020 National Electrical Code (NEC) mandates that dishwashers must have Ground Fault Circuit Interrupter (GFCI) protection. This requirement is part of a broader effort to enhance electrical safety in residential settings.

Specific Requirements

- **GFCI Protection:** Dishwashers rated at 150 volts or less to ground and 60 amperes or less must be supplied by a GFCI-protected outlet. This applies to both dwelling and non-dwelling unit locations.
- **Accessibility:** The GFCI protection must be readily accessible. This means that the outlet should not be located in a place that is difficult to reach, such as behind the dishwasher.



GFCI Outlet Box for Dishwasher

Summary: If you replace a dishwasher in your kitchen at SWII there is almost certainty that GFCI (Ground Fault Circuit Interrupter) will need to be installed by a licensed electrician which will require a building permit from the city of Danbury.

Detail: Common practice when SWII units were built was to hardwire directly to the dishwasher without a GFCI. Current state (and therefore city) code requires that any replacement requires the installation of either a GFCI outlet near the dishwasher that will accept a new dishwasher that has a plug or a GFCI circuit breaker at the electrical panel. There is no

Requirements for Replacing Dishwasher at Sterling Woods II after 2020 (continued)

grandfathering in this situation. A replacement dishwasher cannot be hardwired like the previous unit.

The installation of the GFCI requires a building permit from the city of Danbury and must be installed by a licensed electrician.

Obstacles: Many appliance stores are not forthcoming with this information as it adds complications to their sales. Some big box stores like Lowe's are aware of the code and will provide you with a document indicating that this is needed and that their installers cannot do the installation without the GFCI. They were unaware that a city permit is required. Many smaller independent dealers are also unaware of both the need for the GFCI and the permit. Some electricians and installers will tell you that a city permit is not required. They are wrong. This requirement has been confirmed multiple times with the city of Danbury. For any additional questions on this please contact the City of Danbury Building Department directly at 203-797-4580 (<https://www.danbury-ct.gov/170/Building-Department>).

Solution: When purchasing a replacement dishwasher, a unit owner must hire a licensed electrician for the GFCI installation. A unit owner can apply for a permit themselves with the city, but it is much easier to have this process done by the electrician. Following installation, the city will do an inspection and provide a Certificate of Approval.

This will enable the dishwasher technician to complete the installation.

A completed Certificate of Approval must be provided to REI.

Failure to comply could result in fines for violation of rules requiring that city building codes be followed. If you installed a dishwasher after 2020 and did not install a GFCI with the proper permitting, you need to contact the City of Danbury to arrange for post installation permitting instructions.