



(photo submitted by Anne Holland)

July 20, 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.

Receiving Correspondence via E-mail

If you still receive correspondence via U.S. mail and you would like to sign up to receive correspondence via e-mail, please let Kim Murray know. Not only does this save the Association money by not mailing out newsletters, etc., you will receive information that is only e-mailed to Unit Owners (time sensitive information) and you will receive information sooner if correspondence is e-mailed to you.



The July Landscaping Report is attached.

Another Bear Sighting in the Community on Bradford Drive (and a bobcat)

A big bear was seen on Bradford Drive on July 13th with his head inside an empty trash can during the day. The Unit Owner that spotted the bear will be reporting this to DEEP.

If you see a black bear in Connecticut, you should report the sighting to the DEEP's Wildlife Division by going to the website below. If you need immediate assistance concerning a black bear, you should call DEEP's 24-hour hotline at 860-424-3333.

www.depdata.ct.gov/wildlife/sighting/bearsight.asp

A bobcat was also seen recently in the community. Bobcat sightings should be reported to:

<https://portal.ct.gov/DEEP-Bobcats>

Incident in Men's Bathroom Downstairs in the Clubhouse on July 4th

On July 4th, it was reported that a male who appeared to be drunk at the pool vomited all over the men's bathroom. The rules state that alcoholic beverages are prohibited in the pool area and this

male was clearly in violation of the rules. This person left quite a mess for others to clean up. When there is an incident like this, the resident should clean up after themselves and not leave the cleanup for others to address.

Pool Area Reminders – please close the pool umbrellas in the pool area when you are done using them

On July 4th, two umbrellas were left open and they were pulled out of their bases. The umbrellas were damaged and needed to be repaired.

Please remember to make sure you put down the pool umbrella in the pool area after you are done using it. If an umbrella is left open, it can break if there are high winds or if there is a storm. If you see that someone else has left an umbrella open, it would be appreciated if you take the time to close any umbrellas that are no longer in use. Thank you!

August Board Meeting – there will be no Board meeting in August.

September Board Meeting

The next Master Board meeting will be held on Wednesday, September 16th 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 440 810 389#. 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.

Some routine reminders....

The next holiday that will impact trash pickup is Labor Day. That week the pickup will be delayed a day to Tuesday, September 8, 2026.

Vaccine Clinic - The Association will once again be holding a Vaccine Clinic sponsored by Stop & Shop Pharmacy on September 15, 2026 from 3 PM – 7 PM at the Sterling Woods Clubhouse

Gas Fireplace Service Reminder

The Maintenance Standards state that Unit Owners shall have the gas fireplace in their unit cleaned and serviced every five years. If your fireplace is due to be cleaned and serviced, it is recommended to do so before the cold months arrive as it is much more difficult to get an appointment during the cold months.

Dryer Vent Cleaning Reminder

We would like to remind all owners that dryer vents should be cleaned out at least once per calendar year. REI does offer this service and can offer a discount if multiple units are done together. Unit Owners can call (203) 744-8400 ext. 1131 or send an e-mail to worequest@rei-pm.net for more information regarding this service and the group discounts that are available.

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

Attachment

Sincerely,

Kim Murray

Kim Murray
Community Association Manager
REI Property & Asset Management

Landscape Report July 2026

LANDSCAPE NOTES: Our spring shrub replacements have been completed. August 15th is the deadline to report dead shrubs and reseeding work. It is important to let us know if you have planted bulbs in your shrub beds because if we see an empty space we may plant a shrub. If you need bald spots reseeded in the backs and sides of your units, let us know. The landscapers weekly mow 358 lawns not counting the slopes in back of some of the units, the entranceway, the clubhouse area and the area along Silversmith Drive. In addition to weeding too. So, we cannot replace one shrub at a time because it would take away from the weekly services performed.

Just a reminder, tomato plants cannot be in pots or planted in front of units. Tomato plants should be put in back of units, patio areas or on decks. Also, no flower pots should be placed on top of utility boxes. Utility boxes belong to the utility companies and cannot be tampered with in any way.

Townhouse owners' lots, with the exception of the Birches, are common element areas and Unit Owners (UOs) cannot plant or remove shrubs, with the exception of flowers.

Some UOs have complained about some of the flowering plants we have planted because they attract bees. All flowering plants and shrubs attract bees. We just ask all UOs to be aware of their surroundings and avoid bees or other stinging insects when possible.

GONZALEZ LANDSCAPING: Trimming of shrubs was completed in June. The next trimming will be sometime in September. Weekly services continue such as mowing, weeding and policing of trash.

BARTLETT TREE SERVICE: On June 23rd, a soil care treatment (fertilizer) was applied to the 156 red maples on Silversmith Drive from the entranceway to the water tower access road (on the left, in the center median and on the right side of the road). Also, some additional tree pruning was done in the back of 114 Silversmith Drive, across from 3003 Heartwood a pine near the parking lot, a dogwood at 120 Silversmith Drive. Also, two dead trees were removed in back of 112 Silversmith Drive and will not be replaced. A tree stump on the side of 1501 Revere near the parking lot was ground down.

LAWN DOCTOR: The 3rd lawn application, fertilizer, broadleaf weed control and liquid post emergent of crabgrass is scheduled for July 14, 2026. A UO was concerned about brown spots on her lawn and Lawn doctor checked it out and attributed the brown spots on the lawn to be Ascochyta leaf blight. He said they are seeing this all over. There isn't a cure other than water and a little time. Swings in temps and heat stress brings it on often and it can be tracked by equipment or made worse when driven though. Grubs are not in the soil right now, they are flying around as Japanese beetles so this is not a grub infestation. If you found a grub, it could be a bill bug larvae but not a white grub.