

**April 7, 2008**  
**Sterling Woods II – Master Association**  
**Danbury, CT**  
**Website: [www.sterlingwoods2.org](http://www.sterlingwoods2.org)**

Dear Association Members:

Attached you will find a flyer from the Social Committee. They are holding an open house party on Saturday, April 26<sup>th</sup> at 6:00 PM at the Platinum Club. Come out to meet your neighbors and have some fun!

**I do want to call your attention to a very significant matter. Over the past few months, SWII has experienced a rash of plumbing leaks which resulted in insurance claims against the associations' policy. Three of these leaks were related to the water feed-line to a toilette. We have investigated this and the board has decided that all feed lines will be upgraded, at association expense, to hopefully prevent this from happening. It will require the coordination of a repair crew with all residents that do not have this upgrade in place. We will be back to you shortly with related details and ask that you be cooperative as we work to efficiently eliminate this risk.**

Activity levels have been turned up along with the outside temperatures. The snow removal vendor has been repairing lawn and curb damage from winter services. Damage to curbing, lawn and plantings is much lighter in comparison to last year. The landscape vendor has completed spring clean up. In process, or soon to come, is street sweeping, flower planting, edging of beds, mulching of beds and the first round of weed control/fertilization for the lawns.

Lawns and gardens will be evaluated by the Landscaping Committee over the next thirty days. Spot lawn repairs and shrub replacement efforts will follow that. If you have concerns in this regard, email Kim or me and we will pass it along to the committee for their consideration.

Our tree vendor has already completed a vine removal project along the woods line, applying gypsum to the soil around the maple trees (sides and middle of Silversmith) and pruning of nearly 80 specific trees located in all six villages.

Pressure washing and staining of the decks in the Birches and Maples will begin very shortly.

The Maintenance Committee will soon be evaluating various concerns and establishing priorities for the balance of 2008. Pressure washing, garage door replacements or painting, concrete issues – walkways, front porches, and rear patios are a few of categories they will be reviewing.

REI will be working with the paving vendor to decide on repairs and replacements. The entire community will be looked at but we are already considering re-paving the main entrance and part of the access road.

AT&T has also been on site to finish up their fiber optic installation project. They will be placing a piece of equipment on the corner of Hancock and Silversmith and running a communication line under ground along the main entrance (from Nabby Road to the first intersection).

Yankee Gas and CL&P are offering a free program aimed at reducing energy waste. It is being administered by Steve Winter Associates of Norwalk. There is no charge for this service if your home is all electric or gas/electric. For more information, call Fran Payne at 203-857-0200, ext, 290. They also have a website - <http://www.swinter.com>. Click on Home Energy Solutions and then on Home Energy Audit.

**A few general announcements and reminders include...**

If you are out with your dog, and using bags to collect his feces, we implore you not to then throw these bags around the common areas. Thanks.

The Second Annual Sterling Egg Hunt has been scheduled for Saturday April 26<sup>th</sup> at 1:00 PM. Kids of all ages are welcome!

The Master Board recently voted to modify part of the parking rules, specifically Article VI, Section 6.3 of the association rules. As required by the governing documents, notice and comment has been given to all unit owners. Please see the attached document which reflects the new rule. This new page should be inserted into your current rule book.

On May 17<sup>th</sup>, large roll-off containers will once again be placed in the visitor lot at the intersection of Silversmith and Revere and at the intersection of Pinnacle and Cypress. They will be available to you from 8 AM to 5 PM. Make certain you place items in the container and not on the ground around them.

The April Master Board meeting will be held on Wednesday, April 16<sup>th</sup>. The Open Session will begin at 7:30 PM. If you would like to be heard, please notify our office the week before the meeting so we can place you on the agenda.

Please note the following dates – there will be a one day delay in pick ups due to the holidays listed below...

Monday, May 26, 2008	Memorial Day
Monday, September 1, 2008	Labor Day
Monday, October 13, 2008	Columbus Day

**All pickups will be delayed one day following the holiday for that week.**

Vehicle registrations – if you have had any changes in vehicles kept on site, please contact Kim so she can collect your new information.

See the association website for information about the various social clubs that are available to all residents here at Sterling Woods – Social Events, Bridge, Book, Knitting, Children’s Arts and Crafts, and Poker. Just click on “Social Activities”.

If Kim or I can assist you in any way, please let us know.

Sincerely,



Art Stueck  
President  
REI Property and Asset Management  
(203) 748-0859, on site at SW2  
(203) 744-8400, main office, extension 128  
[astueck@reipropertymanagement.net](mailto:astueck@reipropertymanagement.net)

## **ARTICLE V**

### **Rubbish Removal**

Section 5.1 Refuse. All refuse must be bagged, tied shut and deposited in an approved refuse container and placed at curbside for pickup either after dark on the night before pickup, or on the same day as pickup. Separate tied plastic trash bags should only be used when all containers are full. Recycled refuse, excluding newspaper and cardboard are to be separated, placed in blue plastic garbage bags or an approved recycling container and placed at curb side on the designated day for pickup. Cardboard must be knocked down, and newspaper tied into a bundle, before being placed at curbside for pickup. All refuse containers must be removed and brought inside your Unit the same day as the pickup.

Section 5.2 Hazardous Waste. Chemicals, or any hazardous waste (e.g.: motor oil, antifreeze, paint, etc.), shall not be put in any refuse container for pickup, nor poured down any drain on the Property. All other items (e.g. appliances, furniture, etc.) should be taken to the City of Danbury's Recycling Facility by the Unit Owner, or resident, or arrangements made with a private trash company to pick up same.

Section 5.3 Trash. No garbage container shall be stored outside a Unit. No accumulation of rubbish, debris or unsightly materials is permitted. All trash must be stored and placed for collection in an approved plastic wheeled container and covered with a tight fitting lid. Trash container details and specifications of which are available from the Association's Property Manager.

## **ARTICLE VI**

### **Motor Vehicles**

Section 6.1 Compliance with the Laws. All persons must comply with the Connecticut State Department of Motor Vehicle Regulations, and all applicable local ordinances, while on the Sterling Woods Property.

Section 6.2 Speed Limit. The speed limit within Sterling Woods is 15 miles per hour. Speed limit and stop signs must be obeyed. Please drive on the right side of the roadway.

Section 6.3 Limitation on Types of Vehicles. No vehicles of any kind, other than licensed automobiles, licensed motorcycles, and licensed trucks having a carrying capacity of one ton or less, may be parked on any part of the exterior of the Common and Limited Common Elements. Prohibited are such vehicles as campers, trailers, boats, vehicles with more than four wheels, trucks rated at one ton or more, any off-road vehicle including All Terrain Vehicles (ATV), snow-mobiles, vehicles equipped with racks for carrying ladders, pipes, glass, etc. and/or any commercial or combination plated vehicle which are or can be used for commercial purposes. Such vehicles may, however, be kept in garages with the door closed provided that you do not require any additional parking spaces other than the one allocated on the driveway in front of your Unit.

Section 6.4 No Parking Areas. No on-street parking is permitted. No vehicles may be parked in any area other than designated parking and parked in such a manner as to block access to fire hydrants, sidewalks, pedestrian crossing areas, designated fire lanes, or emergency access ways or to restrict clear two lane passage by vehicles, nor shall they be parked in any other Unit's assigned parking space(s). Vehicles in violation may be towed after reasonable effort to contact the owner has been made. In addition, a \$50 per day fine may be levied against the Unit Owner, tenant or occupant to whom the vehicle is registered for the period that the vehicle violates these rules following Notice and Hearing.

Section 6.5 Prohibited Vehicles. Vehicles that display a trademark, business logo, for sale sign, or any advertising message shall not park overnight on any of the Common or Limited Common Elements, except those vehicles which are temporarily on the Property for the purpose of serving the Property itself, or one of the Units thereon.

Section 6.6 Unregistered Vehicles. Unregistered vehicles parked on the Common or Limited Common Elements for more than 24 hours must be removed from the property until legally registered. Operating unregistered vehicles including mopeds, off road vehicles and motor bikes on the roadways, or on the Common Elements of Sterling Woods is prohibited. Unregistered vehicles will be tagged by the City of Danbury police department and then towed at the owner's expense.

Section 6.7 Vehicle Operators. All vehicles on the roadways within Sterling Woods must be operated by licensed drivers. Persons with learning permits are not considered licensed drivers.

Section 6.8 Repairs. No vehicle repairs are permitted.

Section 6.9 Visitor Parking. In all villages except the Birches, there are two parking spaces for each Unit, which includes an interior or attached garage space and driveway space. However, in the Birches Village there are four parking spaces, two inside the garage space and two in the driveway space. These parking spaces are referred to as your "primary parking" spaces. Visitor parking spaces may be used under the following conditions when all the Unit Owner's primary parking spots are occupied: (i) by a visitor of a Unit Owner for up to 72 hours; or (ii) by a Unit Owner for up to 72 hours and only if the resident has a visitor who is parked in at least one of the resident's primary parking spaces. If a visitor is staying longer than 72 hours, and/or the visitor parking spaces are full, additional parking is available in the Overflow Parking Area described in Section 6.10 below.

Section 6.10 Overflow Parking Area. These parking spaces may be used only under one of the following conditions, when the Unit Owners two primary parking spaces are occupied:

- (i) by the Unit Owners who own three vehicles registered to the Unit Owners' address as described in Section 6.12 below, and
- (ii) by visitors of Unit Owners.

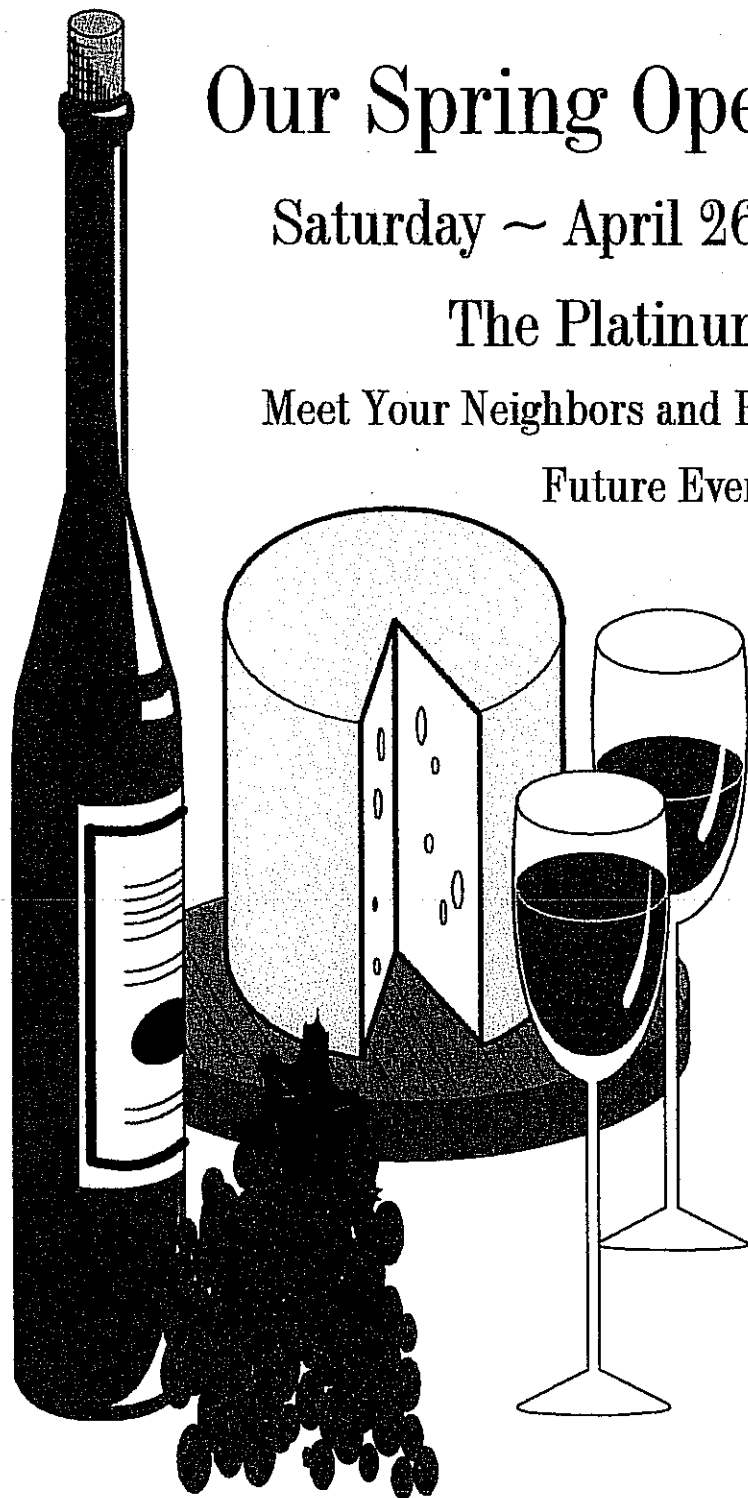
To All Sterling Woods II Residents...

You Are Invited To Attend  
Our Spring Open House!!!

Saturday ~ April 26th ~ 6:00pm

The Platinum Club

Meet Your Neighbors and Find Out About Our  
Future Events!



R.S.V.P.  
Not Necessary  
Just Bring  
Your Beverage Of  
Choice  
&  
An Appetizer or  
Dessert