

September 30, 2008
Sterling Woods II – Master Association
Danbury, CT
Website: www.sterlingwoods2.org

Dear Association Members:

At the last Master Board Meeting, the board approved changes to the rules with regards to rubbish removal. Attached you will find a copy of the current rule and the board approved changes. In order for this rule to legally go into effect, owners must be given notice (hereby given) and the right to comment on the proposed change. Once that process is complete, you will receive a copy of the new rule which you should insert into your association rule book. A full copy of the rule book is available electronically from REI, via email, if you would like a complete updated version. You may make comment via mail, email or by attending the next Master Board Meeting.

The main purpose of these rule changes is to better clarify what type of garbage pails are allowed, how many garbage pails are allowed, and what the consequences are for those that put out garbage which comes loose and ends up in the common area. Please do take the time to familiarize yourself with them. Thanks.

The fall dumpster day has been scheduled for Saturday, October 25th, 2008. To prevent non-resident and resident abuse of this accommodation, new procedures will be put in place. We ask that you cooperate with these new measures in order that this program be continued. There are a number of steps that we will be taking, but, of greatest significance will be staff monitoring while the containers are on site. The role of the monitors will be 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 (such as construction project materials and hazardous substances). These have been the three greatest problems in running this program. We are hopeful we can eliminate these abuses so dumpster days can continue for the benefit of all residents.

You will be asked to present identification when you arrive at the dumping site. We are attempting to eliminate outsiders from abusing this accommodation which is intended to serve residents only.

All of the dumpsters will be located in the parking lot across from the clubhouse at the intersection of Revere Road and Silversmith.

Items not allowed include - hazardous wastes (gasoline, oil, propane, paints, Freon, etc...), construction debris, 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 fuel and oil.

Our third annual Halloween open house is rapidly approaching. REI will once again be welcoming visitors to the Platinum Club and providing treats for children of all ages. Donuts, drinks, and candy will be available from 4:30 PM - 7:30 PM. Please come by to see Kim and me, if you can recognize us, for a trick or a treat.

A resident visited with me recently and asked that I mention to all residents that care should be taken to protect wildlife when driving through the community. Let's make our roads safer for all – kids, adults, pets and our local wildlife. For safety reasons, we also want to remind residents (and your guests) that no one is permitted to park in the roads anywhere in the community.

The Master Board also wants to remind residents that there are restrictions with regard to operating a business from within the community. See your association rule book for details on what is and is not allowed.

Recently, a unit owner asked about home owner insurance coverage. Specifically, what does the unit owner's insurance cover and what does the Association policy cover? The Association building coverage will return your unit to "builder specification". That means you will need coverage for any improvements made to the unit since it was sold from the developer to the first owner. You also need to have your own liability and contents coverage in place. If there is a claim and the damage is caused by something the unit owner is responsible for, then you are obligated to pay the association's deductible which is currently \$1,000. If you have any questions or concerns, feel free to email or call me.

A few other general reminders include...

In the Birches, the lawns are part of the Unit and not a Common or Limited Common element. Please respect the privacy of the Birches owners.

Please consider the following seasonal maintenance tips – replacement of all batteries in your smoke detectors, cleaning of your dryer vent, tune up and filter replacement of your heating system, tune up of your fireplace and winterization of your irrigation system. Please contact REI if you need assistance with dryer vent cleaning and battery replacement.

REI and the Master Board have arranged for a flu and pneumonia shot clinic to be held on site for resident convenience on October 21st and 23rd. Contact the clubhouse for details and pre-registration.

As suggested by the police, keep your car and unit doors locked. They will be patrolling the community to assist in bringing an end to the recent rash of petty thefts. It was also suggested that owners park their cars by backing into their parking space to help prevent the theft of gas

Please note the following date – there will be a one day delay in trash and recycling pick up due to the holiday listed below...

Monday, October 13, 2008 Columbus Day

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

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

The next Master Board meeting will be held on Wednesday, October 15th. 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.

If Kim or I can assist you in any way, please let us know. Kim's email address is kmurray@reipropertymanagement.net.

Sincerely,

Art Stueck
President
REI Property and Asset Management
(203) 744-8400, extension 128
astueck@reipropertymanagement.net

**30 Day Notice and Comment
Proposed Change to Article VI, Section 6.3
Of the Rules & Regulations
September 26, 2008**

Current Rubbish Removal Rules:

**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.

Proposed Changes to the Rubbish Removal Rules:

**ARTICLE V
Rubbish Removal**

Section 5.1 Refuse. All refuse must be bagged, tied shut and deposited in a refuse container with a tight fitting lid not to exceed 64 gallons in size and placed at curbside for pickup either after dark on the night before pickup, or on the same day as pickup. No more than two approved refuse containers are allowed. Separate tied plastic trash bags should only be used when the two approved refuse containers are full. If separate tied plastic trash bags are left out and are ripped open, your Unit will be sent a bill for any necessary clean up. Recycled refuse, excluding newspaper and cardboard are to be separated, placed in clear or 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.

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