

Dear Association Members:

As you know, the year is winding down and we are planning for 2009 at this stage. Enclosed you will find important information with regard to the Annual Owners and Budget Meeting and the proposed 2009 Budget. The proposed budget calls for a 3.5 percent increase in common charges. We look forward to seeing those of you that can join us on December 17th.

Coupons will be sent to you very close to year end. Please be patient and await their arrival. It is best that you not send your payment in without the coupon. Late fees will be deferred until the 21st in January.

The paving project has been completed for the year. We addressed drainage issues along the access road, that connects Nabby and Revere Road, and a significant stretch of that road was completely replaced. We also performed well over a hundred miscellaneous paving repairs throughout the community. Next year, we are planning to completely repave the main entrance road from Nabby to the Logging Trail / Bradford Drive intersection. We will also address other miscellaneous paving issues that we note or are brought to our attention.

At the Platinum Club, you may have noticed we have a new flat screen TV, along with HD reception, hanging above the old TV location. We are now awaiting custom built shelves which will be used to fill the gap left behind when the old TV was removed. Board and Committee members Steve Andrewson, Ed Kowalczyk, and Dave Renna were instrumental in securing and installing the TV and we thank them for their efforts on behalf of the community.

We will again be providing residents with a dumpster for disposing of Christmas trees. The container will be located at the top of Revere Road from January 2nd through January 14th. It is imperative that this container only be used for dumping of Christmas trees. I thank you in advance for your cooperation.

The Master Board is proposing a new rule. See below for your edification... If you want more information about the reason for the rule, see the November 19th meeting minutes on the website or at the clubhouse.

Article VI, Section 6.13 – Vehicle Identification

Unit owners are required to provide accurate vehicle identification information for all cars and trucks that are housed on the community's property. Identification information includes year, make, model, color, and vehicle license number. This information must be provided to the property manager upon request. It should be updated or verified at least annually. Unit owners are responsible for providing the information for any leasers. Failure to provide accurate information in a timely manner will be subject to an initial fine. Continued failure to provide the information will be subject to further fines.

This letter will serve as the required notification in approving any new rule. The Board will receive your comments during the next thirty day period. You may do so by mail, email or at the next regular Board meeting. Following the 30 day notice and comment period, if confirmed, this new rule will go into effect and you will receive confirmation of that in the form of a new page you can add to your current rule book.

A few other general reminders include...

At this time of year, we ask that you take a good look outside your unit and clean up as needed. In particular, seasonal items (such as gardening tools, planters, etc...) should be taken indoors and stored through the winter.

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".

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

Sincerely,



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