

October 5, 2009

**Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org**

Dear Association Members:

While the warm (but too wet) summer has come to a close, now we get to enjoy our famous New England fall foliage along with the celebration of the many holidays that arrive during this time of year. With that in mind, I wanted to let you know we will be celebrating Halloween a little differently this year.

We are going to hold our open house Halloween Party on Friday, 10/30 instead of on Halloween. We invite kids of all ages - we will be serving refreshments and handing out candy from 5:00 PM until 8:00 PM.

With Halloween in mind, I want to remind all residents that real candles should not be used out on front walkways or front steps due to the fire hazard they pose.

As a reminder, the fall dumpster day is scheduled for Saturday, October 24th, 2009. The dumpsters will be available to residents from 8:00 AM until 5:00 PM (unless they are filled earlier). To prevent abuse of this accommodation, new procedures were put in place last fall. We ask that you cooperate with these measures in order that these services continue into the future. The dumpsters will be located in the parking area next to the clubhouse by the playground. **Please bring identification with you showing you are a resident of Sterling Woods II.**

At this time of year, we like to remind all residents that a periodic cleaning of your dryer vent is required to extend its' life and to reduce the likelihood of a fire. If you are interested, REI does offer this service.

We had a good pool season and our appreciation goes to Nejame and Sons, Kim Murray, our pool attendant Zachary Zimmer, the Landscaping Committee for dressing up the area and Al Koretsky (Maintenance Committee member) for his assistance in managing pool operations.

With respect to mail and delivery bins, I have been asked to remind all residents that if should you inadvertently receive mail that is not yours, please place it in the proper mailbox or return it to the post office. Please do not throw it away. With respect to your delivery bin, please remove items that are placed there in a timely fashion. Periodically, we have had to send someone around to clean up the bins and this is an unnecessary cost to the association.

Below is some additional information regarding the community.

Landscaping...

Fall trimming and pruning has been completed, lawn areas have been aerated and seeded, fall mums have been planted, granular fertilizer and broad leaf weed control has been applied to the lawn and the fall foundation plant replacement project will take place shortly.

Current Maintenance Projects...

The gutter guard installation project, concrete repairs and the paving project have all been completed. Feedback on the paving project was very positive and we thank all residents for cooperating while traffic patterns were interrupted.

Currently certain privacy deck walls are being repaired to prevent rot of the internal wall structure. In the near future, the garage door replacement program will be started again and we anticipate that all wooden garage doors in the community will be replaced by year end.

With respect to the new metal garage doors, we do want to warn all residents – be careful not to bang into the door with your car bumper (or anything else for that matter) since they can be misaligned or marred easily. Garage doors that become damaged from impact will be replaced at unit owner cost. If you observe someone else damage your door such as a vendor working at your unit, it is imperative that you notify us immediately so they can be held accountable for the cost.

Some routine reminders...

Trash and recycling pick ups are normally Monday mornings. The following holiday will cause a one day delay in the pick up schedule – Columbus Day on October 12th.

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 – Computer Club, Game Night Club, Bridge, Book, Knitting, and Poker.

The next Master Board Meeting will be held on Wednesday, October 21st, 2009. The Open Session begins at 7:30 PM. Let us know, one week in advance, if you would like to be placed on the agenda and the subject matter that you would like to cover.

If Kim or I can assist you in any way, please let us know. Kim's hours are now approximately 7:45 AM until 2:45 PM. Her email address is kmurray@reipropertymanagement.net and the on site phone number is (203) 748-0859.

Sincerely,

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