

March 29, 2010

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

Dear Association Members:

I trust you are all enjoying our rather wet spring. Hopefully, by the time you receive this letter the sun will once again be shining!

Kim and I will both be on vacation the week of 4/16 – 4/23. I will have access to email but Kim will not. We are going to have other REI staff members on site to assist as able. If they cannot assist you directly, they will make contact with me. We felt this would be better than simply closing the office. Thank you in advance for your cooperation.

Note that this will also result in a one week delay in the normal board meeting routine. As a result, the April meeting is being held on April 28th.

Attached you will find a flyer – the Association is seeking a pool attendant for the summer. If you or someone you know are interested, please contact Kim at the Platinum Club. You can do that via visit, phone call or email. Thanks!

The spring dumpster day has been scheduled for Saturday, May 15th, 2010. The dumpsters will be available to residents from 8:00 AM until 5:00 PM (unless they are filled earlier). The dumpsters will be located in the parking spaces next to the clubhouse by the playground. There will be REI 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.

Items not allowed include – hazardous wastes (gasoline, oil, propane, paints, Freon, etc....), 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 oil and fuel. **You must have proper proof of identification and residency with you.**

We also want to remind everyone that there is an Association rule that requires the use of safety helmets when riding bicycles, skateboards, or roller blades on Association grounds. This applies to riders of all ages.

Further, please be reminded that the yard areas around the Birches units (the stand alone houses) are not considered common areas. Others cannot walk freely on these properties without permission. Please respect the rights of property and privacy of these homes.

REI was recently requested to provide pricing for a window washing service for the community. Attached you will find a pricing worksheet for the various model types here at Sterling Woods II. The prices reflect the cost to any unit owner wishing to utilize the service. Let us know if we can be of service to you.

Finally, the Maintenance and Landscaping Committees will be performing spring evaluations of property conditions. If you have any concerns, let Kim know as soon as possible so she can pass your feedback along to the proper committee for review and consideration as they formulate plans for 2010.

Some routine reminders...

For 2010, trash pick ups will be delayed by one day on Monday, May 31, 2010, Memorial Day; Monday, July 5, 2010, Independence Day; Monday, September 6, 2010, Labor Day; and Monday, October 11, 2010, Columbus Day.

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

Please note - garbage pails must have lids on them when placed out for disposal on pick up days. Make sure your pail is properly covered and we suggest you take measures to prevent them from blowing away on windy days.

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, Bridge, Book, Knitting and Poker.

The next Master Board Meeting will be held on Wednesday, April 28th, 2010 at 7:30 PM. The Open Session will begin immediately following the Executive Session which begins at 7:00 PM and ends 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,

Art Stueck
President
REI Property and Asset Management
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astueck@reipropertymanagement.net

Sterling Woods II - Master Association

Pool Attendant Needed

**Saturdays, Sundays
&
Holidays**

**Holidays Include:
Memorial Day – Monday, May 31
Fourth of July – Monday, July 5
Labor Day – Monday, September 6**

9:00 a.m. to 5:00 p.m.

**Beginning Saturday, May 29, 2010
Ending Monday, September 6, 2010**

Note - you must be 18 years or older. If you are interested, please contact Kim Murray at the Sterling Woods II Platinum Clubhouse at 203-748-0859.

Window Washing Service Provided by REI

Based on a request from Unit Owners, REI is now offering window washing services at Sterling Woods at the following rates (sales tax is included):

<u>Model</u>	<u>Windows</u>	<u>Sliders</u>	<u>Exterior Only</u>	<u>Interior Only</u>	<u>Interior & Exterior</u>
Acom	13	2	\$190.01	\$190.01	\$254.93
Beechnut	17	2	\$217.83	\$217.83	\$301.31
Chestnut	14	2	\$199.28	\$199.28	\$264.21
Dogwood	19	2	\$236.38	\$236.38	\$329.13
Evergreen	19	2	\$236.38	\$236.38	\$329.13
Fernwood	17	2	\$217.83	\$217.83	\$301.31
Grey Oak	19	2	\$236.38	\$236.38	\$329.13
Hickory	10	2	\$162.18	\$162.18	\$217.83
Juniper	14	2	\$199.28	\$199.28	\$264.21

If you are interested in this service, please contact the on-site office at 203-748-0859.