

June 28, 2010
Sterling Woods II – Master Association
Monthly Newsletter
Website: www.sterlingwoods2.org

Dear Association Members:

Enclosed you will find three rule changes that have been approved by the Master Board. After Master Board approval, there is a requirement of notice to all residents and a thirty day comment period. After the notice and comment requirement is met and final ratification occurs, we will send all residents updated rule pages which you can insert into your rule book. A full set of the rules can be e-mailed to you at any time if you cannot locate your hard copy (or if you prefer electronic files).

You will also find an enclosed flyer regarding the SW2 Annual Adult Summer Social. We have set the date of August 13th with a rain date of August 20th. The time is 7:00 PM and it will be held at the pool. We hope you can join us.

We have enclosed summary information in regards to revised state statutes that govern community associations for your edification. This is the broadest set of changes made to this statute in a very long time and it will require changes in how we operate at SW2. More information will be provided as needed throughout the year.

We also want to inform all owners that the Association's insurance deductible for claims was increased from \$1,000 to \$2,500. What this means to you as owners is that should there be an event in your unit that you are responsible for, the association's policy will only assist with repair costs when they exceed \$2,500. I highly recommend that you discuss this with the agent that handles your homeowner coverage.

Bits of news and information sharing...

For your information, a black bear was spotted in the area on June 10th and 24th. We have contacted the Danbury Police Department to inform them. We have also contacted the Mayor's Office and the CT Department of Environmental Protection for guidance. According to the Wildlife Division of the CT DEP, in the past year over 2,800 sightings have occurred in Connecticut including nine in Danbury. The basic advice from the DEP is that bears normally avoid humans, keep a good distance if you see one, make noises if you confront one and don't provide food sources to them. **One recommendation is that you remove the bird food from all birdfeeders until the sightings stop.**

A Unit Owner recently requested that the Association purchase additional dumbbells for the fitness center. If you feel this is a good idea, or have other suggestions for the exercise room please let Kim know.

The pool will be closing on Monday, September 20th. The pool attendant's last day will be on Monday, September 6th.

Landscaping news...

Pruning throughout the complex began on June 17th and will be completed by June 25th. After the 25th, let Kim know if you are dissatisfied with the results and she will communicate that to the contractor.

Recently, the Association's landscaper, Eastern View, planted 180 geraniums throughout the complex, replaced 92 ornamental plants and completed turf repairs which included raking, seeding and applying topsoil as needed.

The second application of lawn fertilizer, broad leaf weed control and grub control, was applied on June 2nd. On June 15th, a broad leaf weed control, post emergent crabgrass and nut-sedge control was applied.

We will be replacing 9 trees along the entrance boulevard. In the very near future, we will also be installing an irrigation system in this area which we believe will improve and lengthen the lives of these trees.

Current Maintenance Projects...

Building and deck pressure washing and deck staining is underway on Heartwood Lane. Once Heartwood Lane has been completed, the contractor will begin work on Bradford Drive. Those impacted will be given more specific notice before their Units are done.

A few other general reminders include...

Pet owners or attendants should immediately pick up after their pet and properly dispose of the waste. Dog waste bags have been spotted on sidewalks and thrown into the woods. That is not proper disposal.

Now that the warmer weather is here with more unit owners outside and more doors and windows open, please be considerate of your neighbors in regards to noise levels of dogs barking or children playing outside.

All children must be supervised while they are playing in the Common Elements. No toys, bicycles or sports equipment should be left outside

Residents are asked to not keep watering cans and other gardening tools left out on their front porches.

The pneumonia and flu shot clinic will once again be offered here at SWII. The date and time has been set for October 12th from 4:30 PM to 6:30 PM at the clubhouse.

For 2010, trash pickups will be delayed by one day on 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.

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 – Book, Bridge, Canasta, Computer, Knitting and Poker.

The next Master Board Meeting will be held on Wednesday, July 21st, 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. 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
(203) 744-8400, extension 128
astueck@reipropertymanagement.net

Proposed Changes to the Sterling Woods Rules & Regulations:

30 Day Notice and Comment Proposed Change to Article VI, Section 6.3 Of the Rules & Regulations June 16, 2010

The current rule reads as follows:

Article VI, Section 6.3 – Limitations on Types of Vehicles

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.

The proposed changes are as follows:

Article VI, Section 6.3 – Limitations on Types of Vehicles

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 any Unit, Common or Limited Common Element. 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.

Proposed Changes to the Sterling Woods Rules & Regulations:

30 Day Notice and Comment Proposed Change to Article VI, Section 6.4 Of the Rules & Regulations June 16, 2010

The current rule reads as follows:

Article VI, Section 6.4 – No Parking Areas

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.

The proposed changes are as follows:

Article VI, Section 6.4 – No Parking Areas

Section 6.4 No Parking Areas. In all villages, except the Birches, only one car is allowed to park in the driveway. 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.

Proposed Changes to the Sterling Woods Rules & Regulations:

30 Day Notice and Comment Proposed Change to Article VI, Section 6.9 Of the Rules & Regulations June 16, 2010

The current rule reads as follows:

Article VI, Section 6.9 – Visitor Parking

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.

The proposed changes are as follows:

Article VI, Section 6.9 – Visitor Parking

Section 6.9 Visitor Parking. In all villages except the Birches, there are two primary parking spaces for each Unit, which includes an interior or attached garage space and a driveway space. However, in the Birches Village there are at least four parking spaces, two inside the garage space and two possibly four 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.

Amendments to the Condominium Act and the Common Interest Ownership Act (CIOA)

Up until very recently, there were two Connecticut State Statutes which governed condominium associations. The Condominium Act (CA) governed associations formed pre-1984 and CIOA governed associations formed since 1984. A law change, the majority of which becomes effective 7/1/2010, effectively combines and updates both laws. Sterling Woods II has always been governed by CIOA.

The Association has engaged council to make certain we properly address these changes to the statutes and said council will assist Sterling Woods II in updating the governing documents as needed once those changes are identified and fully understood. For the most part, the association has been in compliance with the changes to the statutes. There could be circumstances where owners may be required to vote and approve of changes to our governing documents. Other statute changes may merely require policy and procedure changes by the association.

There are many areas of change to the law and I have attempted to highlight and summarize some of them below...

Section 15 – mortgagee consent to governing document changes

Eases the burden on associations when banks are non-responsive to proposed changes to the governing documents.

Section 20 – pledging future income, Association borrowing

This change is a relative non-factor as the current Sterling Woods II governing documents already do provide for this. That was not the case for many older associations.

This section also empowers the board to invest association funds and provides clarity as to what services/rights an association can suspend when a unit owner is delinquent with their fees.

Section 21 – notification requirement of legal proceedings

In the past, the association did have to reveal in resale certificates when they were a defendant in a lawsuit. Now the association has to reveal that same information to existing owners when a suit or other legal proceeding is initiated against the association.

While the law is not retroactive, it was decided that current owners would be informed of pending litigation that the association is currently defending. The attached document lists the details of two lawsuits filed by unit owners against the association and other parties.

Section 21- power to take enforcement action

This section clarifies actions a board may make to enforce the governing documents. It also provides the board flexibility in choosing not to pursue an action under certain circumstances. It also provides clarity as to when a board could chose to not act in one situation but choose to act in another.

Section 25 – meetings of the Association and the Board

The act creates new requirements that boards must follow when holding owner or board meetings.

The association has already been providing meeting notices to all owners and conducting their board and owner meetings largely in the manner which is now prescribed by law. As a result, no significant changes will be required. The change to the law does open the door to telephonic and video conferencing attendance at meetings.

The act clarifies what the board can do while in executive session. Again, based on current operations, there will be no significant changes made regarding how we conduct board and owner meetings.

Materials provided to the board have always been open for owner review. The law provides clarity in this regard and also allows the association to charge a reasonable fee to provide these materials to a requesting owner.

Beginning with the July meeting, the monthly board meeting agenda will be posted on the clubhouse bulletin board and on the association website the Monday before the meeting. The materials to be reviewed by the board, e.g. financial statements, minutes, vendor proposals, letters, will be available for review at the clubhouse prior to the meeting. Any unit owner may review the materials but will be charged a fee for any copies requested.

Section 25 – Robert’s Rules of Order

The association must conduct meetings using Robert’s Rules of Order unless there is a vote of owners to suspend them.

Section 29 – Insurance

The association must provide betterments and improvement coverage or provide owners and buyers with a schedule of what betterments or improvements are not covered. Sterling Woods II is already providing betterments and improvements coverage.

Section 31 – Unit Owner liability for costs of repair and replacement

This section expands when an association can charge an owner for the costs of repairing damage that was caused by a unit owner. One of the areas that the board will review is establishing maintenance standards that owners will be required to follow to prevent losses originating in their units due to neglect or failure to properly maintain.

Section 33 – maintenance of records

The association is not impacted by the clarity provided in terms of what records an association must maintain. Sterling Woods II has been and will continue to be extremely thorough and careful with records developed and maintained.

Section 33 – inspection of records

The association is not impacted by clarity provided in this regard. Owners have always been able to request an examination or copies of association records. The statute provides clarity on what records can be held in confidence and not released to owners. The statute provides clarity on costs the association may charge the owner requesting information. The association will charge reasonable fees to unit owners requesting an inspection of our records. That fee will vary depending upon the volume of material requested and the amount of effort required to assemble the materials.

Section 34 – adopting rules

The association has in the past and will continue to follow procedures required for adopting rules which the revised state statute has provided clarity to.

Section 35 – notices to owners

This section clarifies how an association may provide official notices to owner and opens the door for the use of electronic notification should the owner deem that to be acceptable.

Section 37 – adopting budgets and assessments

The association has always adopted budgets in accordance with the new statute and no changes to procedures will be needed.

Section 41 – resale certificates

Additional information must now be provided in resale certificates – pending litigation, collection proceedings against owners, whether or not the association provides betterments and improvements protection, number of units delinquent, and any maintenance standards adopted by the board.

The law change allows the association to charge \$125 for a resale plus fees for copying and/or electronic delivery.

Copies of the Common Ownership Interest Act, Public Act 09-225 are available on the website of the Association's council @ ctcondolaw.com if you are interested in a more detailed review.

**Sterling Woods II - Master Association
c/o REI Property Management
The Platinum Club
115-117 Silversmith Drive
Danbury, CT 06811
(203) 748-0859**

**STERLING WOODS MASTER ASSOCIATION, INC.
NOTICE OF LEGAL PROCEEDING INVOLVING ASSOCIATION**

This notice is being given in compliance with Subsection 47-244(c) of the Common Interest Ownership Act. Under this subsection, which took effect July 1, 2010, the executive board is required to give notice to the unit owners of any legal proceeding in which the association is a party other than proceedings involving enforcement of rules, recovery of unpaid assessments or other sums due the association, or defense of the association's lien on a unit in a foreclosure action commenced by a third party.

The association is a party to the following proceeding:

Date Commenced: November 13, 2009

Name of Proceeding: Mary Ellen Pacific vs. The Sterling Woods
Master Association Inc. et al

Name of Court or Agency: State of Connecticut Superior Court

Docket Reference Number
or Return Date: CV-10-6001860-S

Description of Proceeding: The association is a defendant in a suit pending in Connecticut Superior Court brought by Mary Ellen Pacific for injuries allegedly suffered in a slip and fall accident on the association's property. The case is covered by insurance and is being defended by counsel engaged by the association's insurance carrier.

Dated: July 1, 2010

At the direction of the executive board of the
Association

**Sterling Woods II - Master Association
c/o REI Property Management
The Platinum Club
115-117 Silversmith Drive
Danbury, CT 06811
(203) 748-0859**

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The association is a party to the following proceeding:

Date Commenced:	October 6, 2009
Name of Proceeding:	Nicole Kurpiewski vs. REI Property Management And Sterling Woods II Master Association, Inc.
Name of Court or Agency:	State of Connecticut Superior Court
Docket Reference Number or Return Date:	CV-09-5008496-S
Description of Proceeding:	The association is a defendant in a suit pending in Connecticut Superior Court brought by Nicole Kurpiewski for damages allegedly suffered due to negligence on the part of the association. The case is covered by insurance and is being defended by counsel engaged by the association's insurance carrier.

Dated: July 1, 2010

At the direction of the executive board of the
Association



Please join us poolside for our
annual "Summer Social"

Friday ~ August 13th ~ 7PM

(raindate 8/20)

Music,

Drinks, Hors d'oeuvres &

Sweets to be served.

Please R.S.V.P. before July 31st by returning the completed form below, along with your payment to the Platinum Club. You can leave in mailbox or slip under office door. Make checks payable to REI.

The cost is \$10 per person. Residents only please, however singles may bring one guest.

Name: _____ Number of Adults: _____

Address: _____

I would prefer: Red Wine _____ White _____
Beer _____ Lite Beer _____ Soda _____ Water _____

Should you need any further info, please contact Renee
203.743.7136 or Kim at 203.748.0859

** For this event all attendees must be at least 21 years of age, also
to allow for set up pool will be closed at 6PM on that day.