

July 28, 2010

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

Dear Association Members:

You will 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. **Please RSVP by August 7th.**

In the June 28 newsletter, you were sent three rule changes for your review. We received comments on the proposed rule changes and the Board has approved further changes to two of the three original proposed rule changes. As a result, we are required to go through the notice and comment cycle a second time.

Enclosed you will again find the three proposed 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 then send all residents updated rule pages for all three rules 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).

Bits of news and information sharing...

I would like to remind all residents that on-street parking is not permitted. There have been some residents parking on Revere Road while using the pool. Please be sure to park your car in a parking space either at the pool or by the clubhouse entrance.

Please note that food and toys are not allowed in the pool area.

It has been observed that some residents have been seen cleaning off their shoes in the pool. **Please refrain from doing this.**

I was asked to request that residents refrain from throwing lit cigarette butts in the grass or mulched areas because it is a fire hazard – especially with the current dry conditions.

Landscaping news...

Seasonal pruning of the ornamental shrubs is now complete. There were some concerns as to whether cutting was sufficient. Spring pruning is usually not that aggressive but fall pruning is. Contractually that will take place by September 30th.

Site mowing has been reduced due to the lack of rain. The regular weekly schedule will resume as growth dictates. Street sweeping took place on July 23.

An application of liquid insect control was applied to all ornamental beds as well as an application of broad leaf weed control to the turf. The next application will be for control of post emergent crabgrass and nuts-edge and this will be spot sprayed as needed.

A total of 9 trees were replaced in the front entrance area. Irrigation system installation for the front entrance is currently underway!

Due to severe drought, Bartlett has installed alligator bags to trees newly planted and those that are showing signs of stress.

The second Monitor inspection/treatment for spider mites, Japanese beetles and scale was completed late June. Annual trimming of evergreens (pines and spruces) began in July.

Current Maintenance Projects...

27 fire hydrants have been painted yellow as required by the City of Danbury.

The Board approved a proposal for caulking landings at a few Units. They also approved a proposal to repair various top handrails throughout the community.

After reviewing proposals from three vendors, we will soon be putting together a contract to paint the front porch handrails throughout the community over a two-year period.

REI and the Master Board are reviewing proposals from vendors for work related to concrete repairs, road repairs, driveway repairs and catch basin repairs throughout the community.

A few other general reminders include...

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 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, August 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,

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