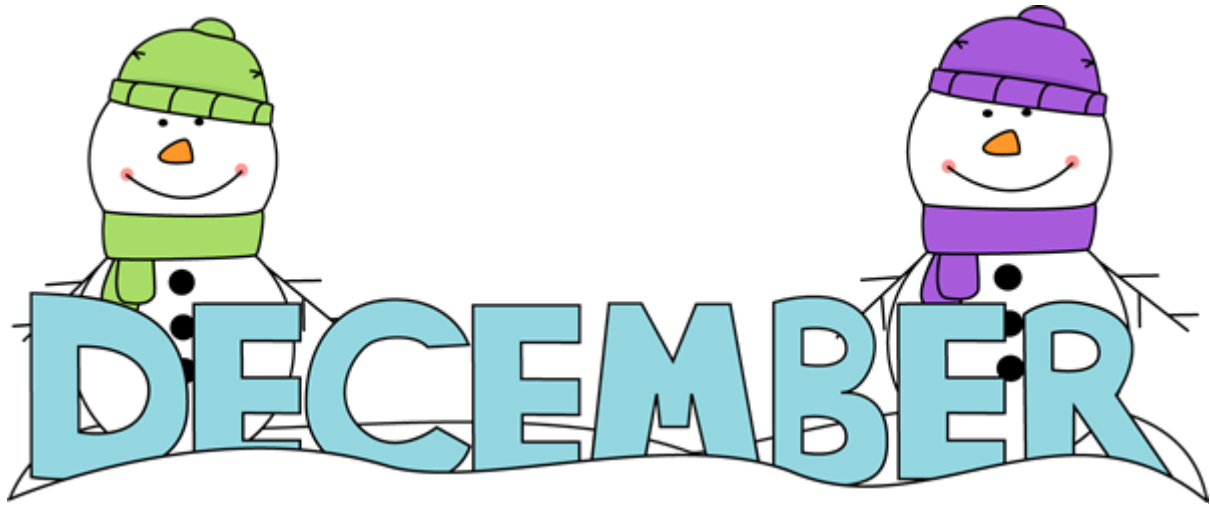


TIMBER OAK ASSOCIATION



DECEMBER 2025 COMMUNITY NEWSLETTER

Dear Association Members:

We want to wish everyone a joyful holiday season and a happy and healthy New Year! The Board and REI hope you will find the news that follows to be helpful. Thank you for taking the time to read our newsletter and for your cooperation where required.

Annual Owners Meeting:



As you are aware, the annual owners meeting was held on Monday, November 24th. We had a large turnout, and many of those who could not attend were present by proxy. 197 people voted against the 2026 proposed budget and 30 people voted to ratify the budget. As per the governing documents and Connecticut State Statutes, since fifty-one (51%) percent or more of all Unit Owners rejected the budget, the 2026 proposed budget was not ratified.

The Board met after the Thanksgiving holiday to revise the budget and another mailing was sent out via post mail to the community on December 4th. Per Section 47-261e(a)(1) of CT-CIOA (Common Interest Ownership Act) the Board has decided to conduct the 2026 revised budget ratification via ballot. The Board approved revised 2026 budget includes a 5.87 % common charge increase. You all should have received this mailing along with your ballot to vote on the proposed budget again.

If a unit owner wishes to deliver information to all unit owners in relation to the 2026 budget, please forward those comments separately in writing (either by e-mail to jdidomenico@rei-pm.net), or by US mail to Timber Oak Association c/o REI Property & Asset Management at 2A Ives Street, Danbury, CT 06810, no later than **Thursday, December 11, 2025 at 4:00pm**. Those comments will then be sent to all unit owners on Friday, December 12, 2025. Please do not include those comments on your ballot or with your ballot as ballots will not be opened and/or reviewed till the ballots are counted on Friday, December 19, 2025. Additionally, you must write “**please deliver these budget comments to all owners**” in clear and conspicuous language on your note and or/header of your email note so we are clear that you want us to send your budget comments to all fellow owners. If you fail to clearly include that language, we will not be able to forward your budget comments to your fellow unit owners.

All ballots must be completed and returned no later than **Thursday, December 18, 2025, at 4:00pm**. You may return the budget ballot by e-mail to Jessica Didomenico at jdidomenico@rei-pm.net; or return the ballot in person or send by US mail to Timber Oak Association, c/o REI Property & Asset Management at 2A Ives Street, Danbury, CT 06810.

Budget ballots will be counted at 10:30am on Friday, December 19, 2025, at the Timber Oak clubhouse. All owners are welcome to watch in person the counting of the budget ballots. We thank everyone for their participation.



Board Member Election

As you know, the 2026 board of director elections took place on Tuesday November 25th. All ballots were counted, and Barry Gould and Stan Wien were both elected to the Board of Directors. They will take their seats starting on January 1, 2026. Thank you to all who voted, a total of 153 ballots were sent in. Congratulations again to Barry & Stan.

We would like to thank Danna Magnotta and Lorenzo Muratore for their years of service, time and dedication on the Board as their terms on the board of directors respectively end on December 31, 2025.

Notes/News/Updates on Projects



- The driange project is now completed. The engineer will be out for shortly for the final inspection of the last portion of the work that was completed. Thank you everyone for your cooperation during this project, we are pleased that it went smoothly and was able to finish before the end of the year deadline.

If you have any questions or concerns about this project still, please contact Jessica DiDomenico at jdidomenico@rei-pm.net.

Holiday Decoration Reminder....

Various units were spotted with some fall decoration still on display, including pumpkins. Please note, Halloween Jack-O-Lanterns and pumpkins must be removed by December 1st to avoid attracting rodents to rotted pumpkins. Please remember General Holiday decoration can be setup three (3) weeks prior to the holiday and **must** be taken down seven (7) days after the holiday. December holiday lights and decorations may be put up on or after November 15th. but cannot be lit prior to the Friday after Thanksgiving and must be unlit on or before January 10th. All outside decorations must be taken down and removed no later than January 20th.



Scheduled Community Maintenance Items....

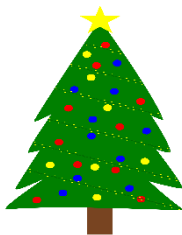
Fall gutter cleaning-has been delayed due to frozen gutters but should be done within the next week. We apologize for the delay.



Concerns, Complaints, Questions...

While we understand that the community has a Facebook page for various updates, questions and comments from residents of the community, we would just like to remind you that management is not affiliated or reviews the Facebook page. Official Association communication is not sent out via social media. Management does not monitor this Facebook page nor do we see anything that is posted. If you care to share your thoughts, concerns or comments about various items in the community on Facebook, please feel free! However, please note it will NOT be seen or addressed by management unless it is directly reported via email or a phone call. There were some concerns with the last snowstorm and these concerns were never conveyed to management but were instead posted on the Facebook page. If these concerns were sent to management, they could have been addressed immediately with the vendor.

Also, if you have questions regarding official association matters, we encourage you to reach out directly to management as well, as sometimes not all information posted on social media is accurate, which causes a lot of inaccurate information to be passed along through the community. It is always best to reach out to management as we work directly with the Board of Directors to ensure you have accurate information. You can always reach out to Jessica directly via email at jdidomenico@rei-pm.net or at 203-744-8400 ext. 154. As a reminder, all emergencies should be via phone call to 203-744-8400 and dial "o" day or night. A follow up email is okay, after the phone call.



Christmas Tree Pickup Schedule

The association has arranged for Christmas trees to be removed on Thursday, January 8th and Thursday, January 15th. Please place trees (all decorations, garland, tinsel, etc. must be removed) at the curb no earlier than the evening of Wednesday prior to pick up. If you miss both pickup days, you will then be responsible for disposal of your Christmas tree. Trees are not permitted to be thrown under decks or left anywhere in the common areas.



Snow Removal Reminders...

Snow plowing of roadways and parking areas will begin at one inch of accumulation.

The first effort to clear walkways, front porches and driveways will be completed by 7 am (if snow is present by 1 am). Second effort will begin at end of storm.

Walkways, front porches, and driveways shall be cleared of snow within six hours after end of a storm that is six inches or less; twelve hours for storms of twelve inches or more. Blizzards or ice storms may delay service. These timeframes will also apply to storm drains, hydrants, and mailboxes.

Visitor parking areas may be used to temporarily pile snow to clear roadways and other driving areas. A limited number of visitor parking spots will be retained for visitors during storms. Those parking areas with snow piles will be blown into landscaped areas within 48 hours.

Contractor provides a 24/7 dispatch service during storms. Dispatchers will be available to our property manager, REI, for all snow inquiries.

Cars parked in driveways will only have snow removed around the vehicle. It is highly recommended that cars be parked inside the garage during snowstorms if possible.

Snow equipment will be housed in the clubhouse parking lot. Children should not be allowed to sled in an area where they could end up in the roads due to the inherent dangers of snow removal equipment and general association vehicular travel



2025 Holiday Trash Pickup Schedule

Thursday - Christmas Day - December 25th - pick up will be normal day

Trash and recycling receptacles are not to be put at the curb any earlier than the night prior to pick-up and must be brought inside the night of trash pick-up. If your trash or recycling container is missed on the day of pick-up, please contact Jessica D. immediately and she will contact the trash vendor. **Also, please remember all cardboard boxes that do not fit into a recycle container (if you have one) must be flattened and tied up prior to being put at curbside. All newspapers must be bundled and tied up.**

Unit Owners will be fined \$250.00 for the first offense of a violation reported or observed regarding the handling of cardboard boxes and recyclable items. **There will be no warnings for this violation.** Unit Owners are responsible for the actions of their tenants.



Tennis Court Closure

The tennis court is now closed for the season. The net has been removed and stored away, and the key fob access has been turned off.

Landscape Committee Notes and News December 2025...



As we wind down the calendar year, we anticipate that the landscaping company will finish its Fall cleanup. They have been directed to prune and/or cut back various perennials, including the ornamental grasses, roses, and hydrangeas.

As we advance into 2026, we are seeking volunteers to join the Landscaping Committee. While it is not a requirement to be on the Committee, if you can help with some of the activities we perform -pruning, planting, or removing plants- your assistance would be greatly appreciated.

We want to remind everyone that there is a form to complete and submit to REI if you wish to add plants to the curtilage of your unit and/or lighting to the pathways.

We welcome any suggestions for the property. Please submit to Jessica.

Wishing everyone a Happy New Year and Holiday Season.



Timber Oak Book Club Updates



On Thursday evening, December 4th, the Timber Oak Book Club, celebrated the years' end with a wonderful holiday dinner at the beautifully decorated Bora Restaurant in Bethel. 22 of our 25 members were in attendance to celebrate our club, the season, and each other!

To recap; The books we read this year are listed below, and many of them have been added to the bookshelves in the clubhouse,

Our 2025 reads were:

Where The Forest Meets The Stars, by Glendy Vanderah

The Life She Was Given, by Ellie Marie Wiseman

West With Giraffes by Lynda Rutledge

The Choice by Edith Eger

Conclave by Robert Harris

The Outsider by Stephen King

The Measure by Nikki Erlick

People We Meet On Vacation by Emily Henry

Project Hail Mary by Andy Weir,

The Women by Kristen Hannah

Our next scheduled meeting will be January 8, 2026! That meeting is called reader's choice, and it means there is no one book assigned. Instead, each member is encouraged to come to that meeting & briefly summarize a book they have read (old or new) and would like to recommend to the group. We will compile a list, which becomes a potential reading list, or potential upcoming book club reads for the new year.

Lastly, on behalf of all of our members, we would like to wish you a wonderful holiday season and happy and healthy new year!!

Vehicle Information Form...



The 2026 vehicle information form will be mailed out the first week in January. **Please remember this is an annual required form that must be turned in by all unit owners.** Even if you turned in your form recently, or have not had any changes to your vehicles, you are still required to provide an updated form. Your cooperation with this program is greatly appreciated.

Notes, News, & Reminders...



- Pursuant to the Maintenance Standards, all homeowners must winterize their outside faucets, to ensure that the water pipe will not freeze and burst. All you need to do is turn the water off inside the Unit, then turn the outside faucet on to allow the water to drain out.
- Also, pursuant to the Maintenance Standards, if you are leaving your home for any amount of time, your heat must remain at a minimum of 55 degrees. This will help to ensure that water pipes in your unit do not freeze and burst.
- It is also recommended that you have your fireplace and HVAC system serviced prior to cold weather.
- Please remember if you change your email and/or mailing address you must inform REI/Jessica D. so that all correspondence that is sent to you can be received.

All property issues that need attention should be promptly reported to Jessica DiDomenico at REI. Jessica's contact information is jdidomenico@rei-pm.net or (203) 744-8400 x154. Please remember REI has an **emergency number** for off hours and weekends which is (203) 744-8400. Please press "0" for the operator and you will be assisted with your call.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan V. Wunsch".

Alan V. Wunsch, CMCA
Branch President
REI Property Management
(203)-744-8400 Ext.123
awunsch@rei-pm.net

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica DiDomenico" in a cursive style.

Jessica DiDomenico
Assistant Association Manager
REI Property Management
203-744-8400 Ext. 154
jdidomenico@rei-pm.net



Future Board Meeting Dates

The Board and Owner Meeting schedule for 2026 is as follows:

Monday - January 26th
Monday - February 23rd
Monday - March 30th
Monday - April 27th
Monday - May 18th
Monday June 29th

Monday - July 27th
Monday - August 24th
Monday - September 28th
Monday - October 26th
Monday - November 30th (owners)

The open session for all board meetings will begin at **7:00 PM** in the clubhouse. A standard agenda is attached for your review.

A sign-up sheet will be placed outside of the meeting room for your use. The sign-up list will be collected after the Executive Session which will end at approximately 7:00 PM. Only those residents that have signed up will be given the floor to provide the board with comments during the Owners Forum part of the meeting. Please provide your name, address, and topic on the sign-up sheet so that the board can contact you after the meeting if necessary. Each owner will be given approximately 3-5 minutes to speak. If you feel you need more time, it is suggested that you write to the board in care of REI.

Please be informed - per Connecticut state statutes - most fine hearings and fine voting regarding rule violations must be addressed in open session.

Board Meeting Protocol for Owners



The board welcomes public participation. Attendance helps the community remain current with board concerns, financial issues, and matters concerning the upkeep of the property. It also provides the board with feedback from the owners.

When the floor is opened for owner comments, speakers are to state their name and address for the record. Owners are to direct their comments to the board.

There is to be no cross-talking or arguing among attendees at the meeting. No speaker is permitted to call for votes on any matter during a board meeting.

The board has the discretion to limit the time of each speaker. Generally, 2-3 minutes per speaker is allotted. The chair may allow additional time.

Civil conduct is always expected. The board will not permit defamatory comments about board members, or any person connected with or living in the community. The board may elect not to respond to questions asked or statements made at the meeting but will take into consideration the concerns expressed and will respond to the speaker and/or the community as appropriate. Ongoing debates or arguments will not be permitted.

Monthly Board Meeting

Open Session-Agenda

Call to order

Pledge of allegiance

Hearings

Approval of the minutes from the previous Board meeting

Status of follow-ups resulting from minutes from previous meeting

Financial report

Management reports

Committee reports

Old business

New business

Homeowner forum

Adjournment