

## TIMBER OAK ASSOCIATION



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### JANUARY 2026 COMMUNITY NEWSLETTER

Dear Association Members:

We want to wish everyone happy and healthy new year! We hope you enjoyed the holidays. 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.

#### **Notes/News/Updates on Projects**



- As many of you may be aware, one of the treadmills in the gym is out of order. Please note that two new treadmills are on order (both treadmills are over 17 years old – original equipment) and will be delivered within the next few weeks. We appreciate everyone's patience.
- Please note the fee for the clubhouse rental has now been increased to \$250. If you have an old form saved, please dispose of it. The updated rental form has been placed on the Timber Oak website, or you can email Jessica directly for a copy. Please make sure you are emailing Jessica to check the calendar to see if the date is available before planning your event. When renting the clubhouse, please be careful when moving furniture around to accommodate your event. We recently had to repair the coffee table as it was falling apart from being dragged/moved during rentals. We have purchased sliding disks to put under the table legs to make it easier to move.

If you have any questions or concerns about any updates, please contact Jessica DiDomenico at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).

## Officer Elections...



The board met on January 5<sup>th</sup> to hold a quick officer election meeting. The formal vote will be held in open session at the Monday, January 26<sup>th</sup> Board meeting. The 2026 Officers are as follows:

President: Stephen Grey  
Vice President: Frank LoCastro  
Treasurer: Patrick Schappert  
Assistant Treasurer: Barry Gould  
Secretary: Stan Wien

## Holiday Decoration Reminder...



**Please remember December holiday lights must be unlit on or before January 10<sup>th</sup>. All outside decorations must have been taken down and removed no later than January 20th. Your attention to this matter is greatly appreciated.**

## Vehicle Information Form



The 2026 vehicle information form has now been sent out. **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. **All forms are due back by January 31<sup>st</sup>. Please make sure you are emailing the forms back to Jessica directly at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net) or you can send them post mail to REI Property, 2A Ives Street, Danbury 06810. Please do not sent them back to the "Nonreply" email address in which the email came from.**



## Scheduled Community Maintenance Items....

Fall gutter cleaning is now completed.

Strip drain/yard drain cleaning will be ongoing in the next two weeks (weather pending)

Semi-annual gym equipment service - February

Quarterly fire sprinkler inspection - February

Spring walkaround for snow damage repairs - March/April

Ice melt buckets at mailbox station stored away - April

Tennis court opening March/April (pending weather)



## **Christmas Tree Pickup...**

If you miss both pickup days, you will be responsible for disposal of your Christmas tree. Trees are not permitted to be thrown under decks or left anywhere in the common areas. If you have any questions, please contact Jessica at [jdidomenico@rei-pm.net](mailto:jdidomenico@rei-pm.net).



## **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.

Vehicles parked in driveways will only have snow removed around the vehicle. It is highly recommended that vehicles 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



## **2026 Holiday Trash Pickup Schedule**

**Memorial Day Monday, May 25th- Trash pickup will be Thursday**

July 4th- Saturday-Trash pickup will be normal

Thanksgiving, Thursday, November 26th-Trash pickup will be normal

Christmas Day, Friday, December 25th-Trash pickup will be normal

New Years Day, Thursday, January 1st-Trash pickup will be normal

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.

## **Landscape Committee Notes and News January 2026**



The Board has entered into a contract with a new landscaping vendor, Brightview. We are hopeful, based on our discussions with Brightview, that we will be better served by more skilled workers in the upcoming year. We anticipate being in position to offer more color to the community (flowers) in conjunction with Brightview. The Spring cleanup will commence at the end of March.

If anyone has any remaining landscaping issues following the fall cleanup, please advise Jessica, and we will seek to address them.

## **The Timber Oak Jazz Club**

Hello, neighbors - In case you missed my original post, I'm reprinting it here with the hope of welcoming new members. I'm looking forward to our next get-together on **Tuesday, February 10, from 7:00 PM to 8:30 PM**. A confirmation notice will be sent closer to the date.

### Original Notice:

Are you a jazz lover—or someone who enjoys jazz but wishes you knew a bit more about this great American art form?

I'm a retired musician and music teacher. Before entering the education field, I was a full-time professional musician and had the joy of performing with some wonderful Big Bands, including

those led by Louis Bellson, Charlie Palmieri, The Band of America, and the late, great Lionel Hampton.

Whether you're new to jazz or a longtime fan, I'd love to start a *Jazz Get-Together* here in our clubhouse. We could meet once a month to share stories, discuss favorite musicians and albums, watch great jazz performances, and—most importantly—learn from one another.

Young or old, musician or listener, everyone is welcome!

If you're interested, please don't hesitate to contact me.

Mark-Email: [opera8@aol.com](mailto:opera8@aol.com)



## Timber Oak Book Club Updates



The Timber Oak Book Club met on Thursday, January 8th. We did not have a book assigned to read over the recent holiday season. Instead, this meeting was a “reader’s choice” meeting. Each member was asked to briefly summarize a book that they read and wanted to recommend to the group. It could have been a book they just finished, or one from many years ago. The selection and summaries of books straddled present time, such as *The Correspondent* (a recent release and best seller) to, *Of Mice and Men* (which was published in 1937). Plus, everything in between from biographies, self-help, historical fiction, and satire. Anyone interested in the complete list of over 25 books can email me and I will be happy to forward the copy which contains the title, author and a short summary of each book.

For February’s meeting, there is a book assigned. We are currently reading *All The Colors of the Dark*, by Chris Whitaker. If anyone is interested in reading this book, there are copies on hold for the Timber Oak Book Club at the front desk of the Bethel Library.

The T.O. Book Club is open to all Timber Oak residents. We usually meet the first Thursday of each month at 7 PM at the clubhouse. If you have any questions or would like more information, please feel free to contact me, Gerri Snow at [Gerrisnow@att.net](mailto:Gerrisnow@att.net).

Meanwhile, on behalf of our members, we wish you all a happy and healthy 2026 and many good reads!! 

## 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.
- 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](mailto: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 "o" for the operator and you will be assisted with your call.

Sincerely,



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

Sincerely,



Jessica DiDomenico  
Assist. Community Association Manager  
REI Property Management  
203-744-8400 Ext. 154  
[jdidomenico@rei-pm.net](mailto: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 18<sup>th</sup>  
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