

TIMBER OAK ASSOCIATION



MAY 2025 COMMUNITY NEWSLETTER

Dear Association Members:

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.

Ongoing Projects...



- The 2025 power washing/staining/painting project is ongoing. The entire project will take approximately 7 weeks total (weather permitting) to complete. They are making great progress and moving right along. We appreciate everyone's positive feedback with the new vendor so far. They are doing a great job! Flyers will continue to be posted with a specific section's dates two days before they begin a particular building. If you should have any concerns or questions, please reach out to Jessica at jdidomenico@rei-pm.net.
- We have been reaching out to individual units regarding the water valve shut off. Thank you to those who have sent photos. We are asking if the following units can send in photos of your water shut off valve so we can verify if your building needs to partake in the program. Please email the photos to Jessica at jdidomenico@rei-pm.net no later than May 30th. Your attention to this matter is appreciated.

71 through 78 Tucker Street
79 through 84 Tucker Street
85 through 88 Tucker Street

1 through 4 Bristol Terrace
5 through 12 Bristol Terrace
13 through 16 Bristol Terrace

3 through 6 Bainbridge Blvd.
7 through 10 Bainbridge Blvd.
11 through 14 Bainbridge Blvd.



Scheduled Community Maintenance Items....

Power washing/deck staining project – Cont'd May
Spring walkaround for snow damage repairs – April/ May on going
Fountain repairs/startup – May
Mulch Installation (landscapers) - May
Strip drain cleaning-May
Pool opening - Memorial Day weekend

Rule Violation Reminder...



We would like to take a moment to remind everyone that the rules and regulations are in place for the protection and well-being of everyone who lives in the community. We need everyone's cooperation in following and enforcing them.

Even though there is video surveillance in and around the clubhouse, neither REI nor the Board of Directors will be able to recognize every resident when observing video recordings. Please note – neither the Board of Directors nor REI interacts with residents via the Timber Oak Group Facebook pages. As a result, any Facebook postings of rule violations, possible crimes, etc. will not be addressed. **If you would like to report a rule violation, you must fill out a rule violation form and return it back to management. Reports sent via email with just photos attached do not qualify as reporting a violation. If the rule violation form is not filled out, the violation will not be addressed.** We understand that not everyone is comfortable with filling out the rule violation forms, but please note if requested, by state statute, this information may be released to the alleged violator. You can obtain a form on the Timber Oak website, or email Jessica anytime for a copy at jdidomenico@rei-pm.net. We appreciate everyone's attention to this matter.



Solar Light Reminder...

The board approved two types of low-profile solar lights as well as solar deck post lights for the rear decks. As a reminder you can fill out the authorization form for both items if you are interested in

installing these lights. Please note that you cannot proceed without first having received written confirmation from REI on behalf of the Board of Directors. These solar lights must be installed in the front or rear mulch area of the unit/walkway only and must be 4-5 feet apart. No lights can be placed in the common areas, grass areas or around trees. The solar deck post lights must be installed on the rear deck post only.

You can obtain this request authorization forms from the Timber Oak Website:

<http://villagesattimberoak.com/website/publish/owners/index.php?Forms-29>

or email Jessica at jdidomenico@rei-pm.net for a copy. All other solar lights other than the approved lights on the forms are not permitted. If you have any questions, please feel free to contact Jessica.



Firework Policy Reminder....

The use of pyrotechnics/fireworks is strictly prohibited anywhere within Timber Oak. Please note, that per the Association Bylaws Article V - Enforcement - Section 5.2 Fine for Violation that by resolution following Notice and Hearing, the Executive Board may levy a fine of up to \$50 per day for each day that a violation of the Documents or Rules persists after such Notice and Hearing, but such amount shall not exceed that amount necessary to ensure compliance with the rule or order of the Executive Board. In the case of the use of pyrotechnics/fireworks, the Executive Board may levy fines in the following amounts – first offense \$250, second offense \$500, and third offense \$1,000.

Landscape Committee Notes and News May 2025...



Here is the latest update from your Landscape Committee (LC) on our activities in the past month:

- **Yard Goats** – The landscaping work during the past month has focused on general clean-up from the winter months, weeding and edging, and the beginning of mowing lawns. While we did not mow the week of April 28th, weekly mowing will be resumed going forward.

The focus for May will be distributing the mulch across the property; this will include laying down a weed killer (as we did last year) to retard the growth of weeds in flower and tree beds.

- **Lawn Doctor**—They have gone through the property to lay down a weed retardant for both broadleaf and crabgrass growth. In addition, a lawn fertilizer will be distributed in the near future.
- **Irrigation**— the city of Danbury still has water restrictions for condominium associations. We will monitor these regulations as the warmer weather arrives. In talking with the Danbury Water Department, they indicated reservoir levels are currently at 90%; 97 % is their stated goal in order to lift water restrictions.

- **Trees**—The Board has approved two contracts. One is for the pruning of the large tree cover in the back of the east side of Tucker Street. This work will commence in the May/June timeframe, and we will be notifying those unit owners along the tree line when it will begin.

The second contract is dealing with tree fertilization and also the control of insects attacking the boxwood plants throughout the association. We modified the original proposal of this contractor which included spraying a fungicide for three species of trees. After discussing this issue with the University of Connecticut, College of Agriculture, they recommended not using a fungicide when no evidence of disease is present, which was the case. We lowered our tree costs by \$10,000, which will be re-allocated for other landscape needs this year.

- **New Garden Plantings**—A large shout out to Jackie and Dana (and a few other volunteers) who have been busy digging holes and re-planting new shrubbery around the association. 30 new plantings have been installed; and another 40 are scheduled for the month of May. Additional plant replacements will continue until this part of the budget is completed. As mentioned previously, we will not be able to complete all needed planting replacements this year due to budgetary constraints. The plantings will continue into next year with the new budget.

Finally, please contact Jessica at REI if a unit owner: (1) has any issues with the landscaping near their unit; (2) or wishes to purchase their own plantings and gain approval from the Landscape Committee.



Timber Oak Book Club Updates

On May 2nd, the book club met to discuss the book *The Choice: Embrace The Possible*, by Dr. Edith Eger. 16 members were in attendance to discuss a book that reminded us of what courage looks like in the worst of times and that we all have the ability to pay attention to what we've lost..... OR..... to pay attention to what we still have. Though the author survived unspeakable horrors during the holocaust; rather than let her painful past destroy her, she chose to transform it into a powerful gift -- one she used to help others heal. A wonderfully written and inspiring book that is now on the club house library bookshelf if any of you would like to read it.

The book we are presently reading is *Conclave*. This book by Robert Harris was made into a 2024 movie that was nominated for best picture of the year. Here we have "art imitating life" as this book is set in the context of the death of a Pope and the subsequent papal conclave to elect his successor. It follows one of the world's most secretive and ancient events -- selecting a Pope! It is happening in real life as we read about it. Of course, the book is a novel, full of intrigue, rivalries, personal struggles of the cardinals, flaws of front runners, as well as a "secret" newcomer to join the cardinals in their vote... and there is also a controversial "twist" ending. It should be a fascinating and timely read and will make you wonder just how far from the truth it really is! The June meeting, to discuss *Conclave*, will take place on Thursday June 5th at 7pm. We are also planning to watch the movie, on an optional "movie night," to be determined at a later date. Will keep you posted.

Book Club is open to any Timber Oak residents interested. Please drop me an email if you are interested in attending or have any questions at Gerrisnow@att.net.

Happy Reading!



Future Board Meeting Dates

The Board and Annual Owner Meeting schedule for 2025 are as follows:

Monday - May 19 th	Monday - August 25 th
Monday June 30 th	Monday - September 29 th
Monday - July 28 th	Monday - October 27 th
	Monday - November 24 th (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.

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



On street parking and residents utilizing visitor & clubhouse parking has continued to be an issue. The association will continue to enforce parking rules.

REI has been and will continue inspecting the visitor parking twice a month to record any vehicles that are seen parked in visitor parking lots and if they come back registered to a unit, owners will receive a warning letter. **Any repeat offenders will be susceptible to fines or possible towing expenses.**

The association will also be monitoring vehicles parked on the road as this is a safety issue and a violation of the Association rules. Please remember not to park vehicles in non-parking areas such as in front of mailbox stations, backout spaces specifically designated for end units and most importantly the emergency access road on Penny Lane. **Any vehicles seen parked on the roadway on Lawrence Avenue going towards Mannion's Lane will be stickered for towing with no warning.** Numerous vehicles have been seen on this roadway and have impeded delivery trucks being able to deliver packages in this area.

Please note - stopping or parking on the roadway when waiting for the bus is prohibited. You must use the clubhouse parking lot when waiting for the bus. If you see a vehicle that is stopped or parked in the roadway, please do not confront the person, but do note the license plate and let Management know so we can follow up with the person in violation directly.



Community Trash

We would like to remind all residents that trash, and debris should be disposed of properly and not left in any part of the common areas. This includes the tennis courts, pool area, fitness room and clubhouse. There have been numerous wrappers, food bags, plastic water bottles and even glassware that have been left in the common areas. Please be courteous and clean up after yourself. Let us all work together in keeping Timber Oak a beautiful community. Your attention to this matter is greatly appreciated.



Clubhouse Bulletin Board Posting...

Please note the following rules regarding the bulletin board posting at the clubhouse:

- All posting must be stamped “approved” by management before being displayed on the bulletin board.
- Posting are limited to approximately 30 days. Once removed after the 30-day limit, you may reapply for posting.
- Postings are limited to one per item/issue.
- Please keep the size of your posting to one page if possible (8 1/2 x 11).
- The Board/Management is not responsible for damage to postings

If you should have any questions, please contact Jessica at jdidomenico@rei-pm.net.

Notes, News, & Reminders...



- As the warm weather is approaching, please remember that only gas and electric grills are allowed to be used. All grills are always to be kept 10 feet from the building and privacy walls. There are to be no charcoal grills, smokers, chimneas, fire pits or propane heaters which operate with an open flame, anywhere in The Villages at Timber Oak. Propane tanks may not be stored inside the building structure including the garage. Extra propane tanks may be stored only next to the barbeque unit or removed from the premises.
- Please note - Timber Oak is a No Trespassing/No Soliciting Community. If you have strangers knocking on your door, please do not open your door and call the police immediately. Also, if you witness any non-residents or strange vehicles, please call the police immediately. This includes if you see someone going through your trash or recycling cans.
- Please remember the window well access area is meant for an exit during an emergency. There should be no items stored in this area and the window well cover should not be strapped down in any way on the outside to block access during an emergency.
- **Please remember if you are setting up a basketball hoop in your driveway, it must be removed and stored away when not in use. They are not permitted to be left outside overnight.**
- If you are planning on using a canopy/tent or awning type structure on your back deck for any events you have at your home, please remember they must be put away after each use. These structures are not permitted to be permanently affixed to the building or deck area or left out overnight.

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 "o" for the operator and you will be assisted with your call.

Sincerely,

A handwritten signature in blue 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".

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

Monthly Board Meeting

Open Session - Agenda

Call to order

Approval of the minutes from the previous Board Meeting

Fine Hearings

Officer Reports

Committee Reports

Management Report

New Business

Old Business

Homeowners Forum

Adjournment